



Los Angeles County Department of Regional Planning

Planning for the Challenges Ahead



Jon Sanabria
Acting Director of Planning

December 14, 2009

Honorable Board of Supervisors
County of Los Angeles
Kenneth Hahn Hall of Administration, Room 383
500 West Temple Street
Los Angeles, California 90012

Dear Supervisors:

**PROJECT NO. TR063243-(2)
GENERAL PLAN AMENDMENT CASE NO. 200500011
ZONE CHANGE CASE NO. 200500022
CONDITIONAL USE PERMIT CASE NO. 200500236
VESTING TENTATIVE TRACT MAP NO. 063243
ENVIRONMENTAL ASSESSMENT CASE NO. 200500207**

**APPLICANT: LLOYD R. ANASTASI
1250 8TH STREET
MANHATTAN BEACH, CA 90266**

**CARSON ZONED DISTRICT
SECOND SUPERVISORIAL DISTRICT (3-VOTE)**

IT IS RECOMMENDED THAT YOUR BOARD:

1. Consider the Negative Declaration for General Plan Amendment Case No. 200500011, Zone Change Case No. 200500022, Conditional Use Permit ("CUP") Case No. 200500236, and Vesting Tentative Tract Map No. 063243, together with any comments received during the public review process, find on the basis of the whole record before the Board that there is no substantial evidence the project will have a significant effect on the environment, find that the Negative Declaration reflects the independent judgment and analysis of the Board, and adopt the Negative Declaration.
2. Instruct County Counsel to prepare the necessary documents to approve General Plan Amendment Case No. 200500011 and Zone Change Case No. 200500022, as recommended by the Los Angeles County Regional Planning Commission ("Commission").

3. Instruct County Counsel to prepare the necessary findings to affirm the Commission's approval of CUP Case No. 200500236 and Vesting Tentative Tract Map No. 063243.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

- Update the land use category and zoning on the subject property to allow the property owner to develop the property with multi-family condominium residences that are compatible with the existing surrounding uses, and allow housing to be located closer to existing services, facilities, infrastructure and employment.
- Establish development standards that ensure future development on the subject property will be compatible with the goals and policies of the Los Angeles Countywide General Plan ("General Plan").

IMPLEMENTATION OF STRATEGIC PLAN GOALS

Fiscal Responsibility

The proposed General Plan Amendment, Zone Change, Vesting Tentative Tract Map and CUP promote the goal of fiscal responsibility. The proposed residential development, located in an urban revitalization area, will efficiently utilize existing infrastructure investments and reduce the demand for extension of linear utilities and infrastructure to undeveloped land located on or beyond the urban fringe.

Improving Quality of Life

The proposed General Plan Amendment, Zone Change, Vesting Tentative Tract Map and CUP also promote the County's vision for improving the quality of life in Los Angeles County. The project allows for the provision of 19 new condominium units in an area transitioning from older industrial and single-family uses to newer multi-family residential uses. The project will result in a high-quality residential development that will improve the value and quality of life of the community.

FISCAL IMPACT/FINANCING

Approval of the proposed General Plan Amendment, Zone Change, Vesting Tentative

Tract Map and CUP should not result in any new significant costs to the County, as the owner is bearing the full costs of new development and construction. No request for financing is being made.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

On June 10, 2009 the Commission conducted a public hearing on General Plan Amendment Case No. 200500011, Zone Change Case No. 200500022, Vesting Tentative Tract Map No. 063243 and CUP Case No. 200500236. The requests before the Commission were to amend the Land Use Policy Map of the General Plan from Category 1 (Low Density Residential - One to Six Dwelling Units Per Acre) to Category 3 (Medium Density Residential - 12 to 22 Dwelling Units Per Acre); to change 0.81 acres of existing A-1 (Light Agricultural - 5,000 Square Feet Minimum Required Lot Area) zoning to R-3-24U-DP (Limited Multiple Residence - 24 Dwelling Units Per Net Acre - Development Program); a CUP for the Development Program ("DP") zone, including a modification to allow combined "fill" retaining walls/fences up to a maximum height of 12 feet in the side yard setback; and a Vesting Tentative Tract Map to create one multi-family lot with 19 new attached condominium units in four buildings on 0.92 gross acres. The Commission voted 5-0 at its June 10, 2009 meeting to close the public hearing, adopt the Negative Declaration, approve the Vesting Tentative Tract Map and CUP, and recommend to the Board approval of the General Plan Amendment and Zone Change.

Pursuant to subsection C of Section 21.56.010 and subsection B.2 of Section 22.60.230 of the Los Angeles County Code ("County Code"), the CUP and Vesting Tentative Tract Map are deemed to be called for review/appealed by your Board and shall be considered concurrently with the General Plan Amendment and Zone Change. A public hearing is required pursuant to Sections 22.16.200 and 22.60.240 of the County Code and Sections 65856 and 66452.5 of the Government Code. Notice of the hearing must be given pursuant to the procedures set forth in Section 22.60.174 of the County Code. These procedures exceed the minimum standards of Government Code Sections 6061, 65090 and 65856 relating to notice of public hearing.

ENVIRONMENTAL DOCUMENTATION

An Initial Study was prepared for this project in compliance with the California Environmental Quality Act ("CEQA") (Public Resources Code Section 21000 et.seq.), the State CEQA Guidelines, and the environmental document reporting procedures and guidelines of the County of Los Angeles. In accordance with State and County

**Honorable Board of Supervisors
Project No. TR063243-(2)
December 14, 2009
Page 4 of 4**

Environmental Quality guidelines, a Negative Declaration was prepared for the project. The Negative Declaration concluded that there are no potentially significant impacts on the environment. Based on the adoption of the Negative Declaration, approval of the General Plan Amendment, Zone Change, Vesting Tentative Tract Map and CUP will not have a significant impact on the environment.

IMPACT ON CURRENT SERVICES (OR PROJECTS)

Action on the proposed General Plan Amendment, Zone Change, Vesting Tentative Tract Map and CUP is not expected to have a negative impact on current services.

Respectfully Submitted,

DEPARTMENT OF REGIONAL PLANNING
Jon Sanabria
Acting Director of Planning

A handwritten signature in black ink, appearing to read 'Sorin Alexanian', with a stylized, cursive script.

Sorin Alexanian, Acting Deputy Director
Current Planning Division

SA:SMT:jds

Attachments: Commission Resolutions, Findings and Conditions; Environmental Determination; Commission Staff Report and Correspondence; Tentative Tract Map, Exhibit "A", Land Use Map

C: County Counsel
Assessor
Director, Department of Public Works
Director, Department of Regional Planning

**A RESOLUTION OF THE
REGIONAL PLANNING COMMISSION
OF THE COUNTY OF LOS ANGELES
RELATING TO GENERAL PLAN AMENDMENT CASE NO. 200500011**

WHEREAS, Article 6 of Chapter 3 of Division 1 of Title 7 of the Government Code of the State of California (commencing with Section 65350) provides for adoption of amendments to county general plans; and

WHEREAS, the Los Angeles County Regional Planning Commission ("Commission") has conducted a public hearing regarding General Plan Amendment Case No. 200500011, Zone Change Case No. 200500022, Conditional Use Permit Case No. 200500236 and Vesting Tentative Tract Map No. 063243 on June 10, 2009; and

WHEREAS, the Commission finds as follows:

1. The subject site is located at 1028 W. 223rd Street, within the Carson Zoned District and unincorporated community of West Carson.
2. The rectangularly-shaped subject property is 0.92 gross acres (0.81 net acres) in size with level topography. The subject property is currently occupied by one single-family residence.
3. Primary access to the project property will be from 223rd Street, an 80-foot wide secondary highway on the Los Angeles County Master Plan of Highways. Internal access will be provided by a 26-foot wide private driveway and fire lane.
4. General Plan Amendment Case No. 200500011 is a request to amend the Los Angeles Countywide General Plan ("General Plan") Land Use Policy Map to change the 0.92 gross acre site from Category 1 (Low Density Residential - One to Six Dwelling Units Per Acre) to Category 3 (Medium Density Residential - 12 to 22 Dwelling Units Per Acre).
5. General Plan Amendment Case No. 200500011 was heard concurrently with Zone Change Case No. 200500022, Vesting Tentative Tract Map No. 063243 and Conditional Use Permit Case No. 200500236.
6. Zone Change Case No. 200500022 is a related request to change 0.81 net acres of existing A-1 (Light Agricultural - 5,000 Square Feet Minimum Required Lot Area) zoning to R-3-24U-DP (Limited Multiple Residence - 24 Dwelling Units Per Acre - Development Program). The Development Program designation will ensure that development occurring after rezoning will conform to approved plans and will ensure compatibility with the surrounding area. As applied in this case, the conditional use permit will restrict the development of the rezoned site to the proposed residential development as shown on the site plan marked "Exhibit A". No other development will be permitted on the property unless a new conditional use permit is first obtained.

7. Vesting Tentative Tract Map No. 063243 is a related request to create one multi-family lot with 19 attached condominium units in four buildings on 0.92 gross acres.
8. Conditional Use Permit Case No. 200500236 is a related request to ensure compliance with the Development Program zoning pursuant to Section 20.40.040 of the Los Angeles County Code ("County Code"). The applicant is requesting the following modifications:
 - a. Modification of the maximum permitted combined retaining wall and fence height of six (6) feet in the side yard setback to allow a total combined height of up to 12 feet.
9. Approval of the vesting tentative tract map and conditional use permit will not become effective unless and until the Los Angeles County Board of Supervisors ("Board") has approved the proposed general plan amendment and adopted an ordinance effecting the proposed change of zone, and such ordinance has become effective.
10. The applicant's site plan, labeled Exhibit "A", depicts one multi-family lot with 19 attached condominium units (townhomes) on 0.92 gross acres. The townhomes are configured in four separate buildings varying from four to six units arranged throughout the project site. Each unit is three stories (living space on top of garage) and has a maximum height of 35 feet. A 28-foot wide private driveway and fire lane is proposed within the development, enabling the multi-family units to access W. 223rd Street. Each unit will have three covered parking spaces (57 total spaces), with a total of eight guest parking spaces proposed in four locations within the development. A minimum of 2,042 square feet (or 5.8 percent of the net project area) of open space area is proposed, to include a play area, planters, and front yard landscaping. There is one existing single-family residence proposed to be demolished. Approximately 1,000 cubic yards of cut and 2,000 cubic yards of fill grading are proposed. There are no Oak trees on the project site.
11. The property is depicted within the Category 1 land use category of the General Plan Land Use Policy Map. A plan amendment to Category 3 is proposed, allowing a maximum density of 22 dwelling units per gross acre (or 20 units). The density of the proposed residential development is 20.6 dwelling units per gross acre (or 19 units), which is consistent with the maximum under Category 3.
12. The project site is currently zoned A-1 (Light Agricultural - 5,000 Square Feet Minimum Required Lot Area). The A-1 zoning was created by Ordinance No. 6529 establishing the Carson Zoned District on October 6, 1954.

13. Surrounding zoning is A-1 and M-1 (Light Industrial) to the north; R-3-17U-DP (Limited Multiple Residence - 17 Dwelling Units Per Net Acre - Development Program), A-1 and M-1 to the east; A-1 and RPD-5,000-12U (Residential Planned Development - 5,000 Square Feet Minimum Required Lot Area - 12 Dwelling Units Per Acre) to the south; and A-1 and RPD-5,000-12U to the west.
14. Surrounding land uses to the north consist of single and multi-family residences, a church, greenhouse (nursery), school and a kennel. To the east are single and multi-family residences, church, kennel, maintenance yard, and a mobilehome park. To the south is a planned unit development, single-family residences, mobilehome park, light industrial/warehouse and a market. To the west are single-family residences and duplexes.
15. The project is consistent with the proposed R-3-24U-DP zoning classification. Attached multi-family residences are permitted in the R-3-24U-DP zone pursuant to Section 22.20.260 and 22.40.040 of the County Code. The project also complies with the density of the R-3-24U zone, which allows up to 24 dwelling units per net acre (or 19 units) on the subject property.
16. Two letters of correspondence were received from the County Sanitation Districts of Los Angeles County. The more recent letter from the Sanitation District, dated May 12, 2009, provided updated sewerage and wastewater flow information since the previous letter sent on February 5, 2007. The first letter, dated February 5, 2007, gave information related to sewer connection fees and design capacities of the District's wastewater treatment facilities.
17. During the June 10, 2009 public hearing, the Commission heard a presentation from staff and testimony from the owner and project consultant. No other testimony was heard.
18. During the June 10, 2009 public hearing, County Counsel indicated that the language of proposed CUP Condition No. 3 should be corrected to the following:

"With the exception of this condition [No. 3] and Condition Nos. 7, 8, 11, 12 and 13, which shall become effective upon the final approval of this grant, this grant shall not be effective for any purpose or used until the permittee..."
19. During the June 10, 2009 public hearing, the Commission discussed the proposed development and the following project issues:

Traffic along W. 223rd Street: The Commission asked the project consultant if it was necessary to place a "right turn only" sign at the proposed project driveway entrance.

The consultant responded that, based on knowledge of the existing area, there are no issues with access at the proposed project location, and that a sign is not necessary. The Commission accepted the consultant's response and did not require a sign to be added to the project entrance.

Proposed retaining wall height along the easterly side of the subject property: In its presentation, staff indicated that the retaining wall cross-section depicted on the Exhibit "A" did not exactly correspond to the cross-section depicted on the site plan sheet of the proposed building plans. Specifically, staff indicated that the Exhibit "A" cross-section depicted a "cut" retaining wall on the subject property, while the site plan cross-section depicted a "fill" retaining wall. Staff requested that the applicant clarify the retaining wall design and height for the Commission. The project consultant gave additional testimony and stated that the combined cut retaining wall and fence height depicted on the Exhibit "A" (11 feet) appeared accurate, and that the cross-section shown on the site plan is accurate in terms of the proposed "fill retaining" design. The Los Angeles County Department of Public Works ("Public Works") recommended one additional foot of wall height (12 feet maximum) to allow for changes during actual field work. The Commission was satisfied with the responses from the consultant and Public Works regarding the retaining wall height and design.

Building design: The Commission stated that the design of the proposed buildings is "plain", looks like a "box", and should be "embellished" with more design detail articulation and color to match the aesthetic quality of newer adjacent residences. The project consultant responded that the proposed plans are "generic" at this stage and that he can work with staff at a later plan review stage to add more aesthetic features to the building design.

Green building/drought-tolerant landscaping: In its presentation, staff recommended to the Commission that an additional project condition be added in order to ensure project compliance with green building and drought-tolerant landscaping prior to the issuance of building permits. The Commission discussed green building compliance and agreed with staff's recommendation for an additional project condition to ensure compliance.

20. On June 10, 2009, after hearing all testimony, the Commission closed the public hearing, adopted the Negative Declaration, approved Vesting Tentative Tract Map No. 063243 and Conditional Use Permit Case No. 200500236, and recommended to the Board approval of General Plan Amendment Case No. 200500011 and adoption of Zone Change Case No. 200500022. The Commission added the following project conditions of approval:

- a. That the changes to proposed CUP Condition No. 3 be included as recommended by County Counsel;

- b. That the side yard combined retaining wall and fence be allowed to a maximum height of 12 feet;
 - c. A review by the Director of Planning (Revised Exhibit "A") for architectural design is required prior to building permit issuance to ensure design quality and consistency with the local community; and
 - d. An additional staff review of building and landscaping plans to ensure compliance with the County's green building and drought-tolerant landscaping ordinances prior to the issuance of building permits.
21. The plan amendment is consistent with the goals and policies of the General Plan. The plan amendment allows a project that increases the supply and diversity of housing and promotes the efficient use of land through a more concentrated pattern of urban development.
22. The technical and engineering aspects of the project have been resolved to the satisfaction of the Los Angeles County Departments of Public Works, Fire, Parks and Recreation, Public Health and Regional Planning.
23. The subject property is of adequate size and shape to accommodate the yards, walls, fences, parking, landscaping and other accessory structures except as otherwise modified, as shown on the tentative tract map and Exhibit "A".
24. Compatibility with surrounding land uses will be ensured through the related zone change, subdivision and conditional use permit.
25. There is no evidence that the proposed project will be materially detrimental to the use, enjoyment, or valuation of property of other persons located in the vicinity of the project site.
26. The recommended plan amendment is needed in order to fulfill and implement General Plan policies to provide high-quality multi-family housing at urban infill locations.
27. The particular amendment is appropriate and proper because the proposed housing at an infill location efficiently utilizes existing infrastructure and services, is compatible with surrounding uses, and will improve the quality of existing residential neighborhoods.
28. Modified conditions warrant a revision to the General Plan. The area in question is transitioning from lower-density residential and industrial development to higher-density residential development.

29. Approval of the proposed plan amendment is in the best interest of the public health, safety and general welfare, as the area contains and/or the project proposes sufficient infrastructure and facilities to accommodate the development, to include street improvements, water supply, sewer connection, fire flow and fire access. The development is in conformity with good planning practices, as the development is necessary in order to fulfill General Plan goals to provide much-needed multi-family infill housing at convenient locations.
30. The applicant has satisfied the "Burden of Proof" for the requested plan amendment.
31. An Initial Study was prepared for this project in compliance with the California Environmental Quality Act (Public Resources Code Section 21000 et. seq.) ("CEQA"), the State CEQA Guidelines, and the Environmental Document Reporting Procedures and Guidelines of the County of Los Angeles. The Initial Study identified no significant effects on the environment. Based on the Initial Study, a Negative Declaration has been prepared for this project.
32. After consideration of the attached Negative Declaration together with any comments received during the public review process, the Commission finds on the basis of the whole record before the Commission that there is no substantial evidence the project will have a significant effect on the environment, finds the Negative Declaration reflects the independent judgment and analysis of the Commission, and adopts the Negative Declaration.
33. This project does not have "no effect" on fish and wildlife resources. Therefore, the project is not exempt from California Department of Fish and Game fees pursuant to Section 711.4 of the California Fish and Game Fee.
34. The location of the documents and other materials constituting the record of proceedings upon which the Commission's decision is based in this matter is the Department of Regional Planning, 13th Floor, Hall of Records, 320 West Temple Street, Los Angeles, California 90012. The custodian of such documents and materials shall be the Section Head of the Land Divisions Section, Regional Planning.

NOW, THEREFORE BE IT RESOLVED that the Regional Planning Commission of the County of Los Angeles recommends that the Los Angeles County Board of Supervisors:

1. Hold a public hearing to consider the above recommended general plan amendment; and
2. Certify that the Negative Declaration has been completed in compliance with the

California Environmental Quality Act, and the State and County Guidelines related thereto and reflects the independent judgment of the Board of Supervisors; and

3. Approve the Negative Declaration prepared for the project and certify that it has reviewed and considered the information contained therein; and
4. Find that the recommended general plan amendment is consistent with the goals, policies and programs of the General Plan; and
5. Adopt General Plan Amendment Case No. 200500011 amending the Land Use Policy Map of the General Plan as depicted on the Exhibit attached hereto and described hereinabove.

I hereby certify that the foregoing was adopted unanimously by the voting members of the Regional Planning Commission of the County of Los Angeles on June 10, 2009.



Commission Secretary
County of Los Angeles
Regional Planning Commission

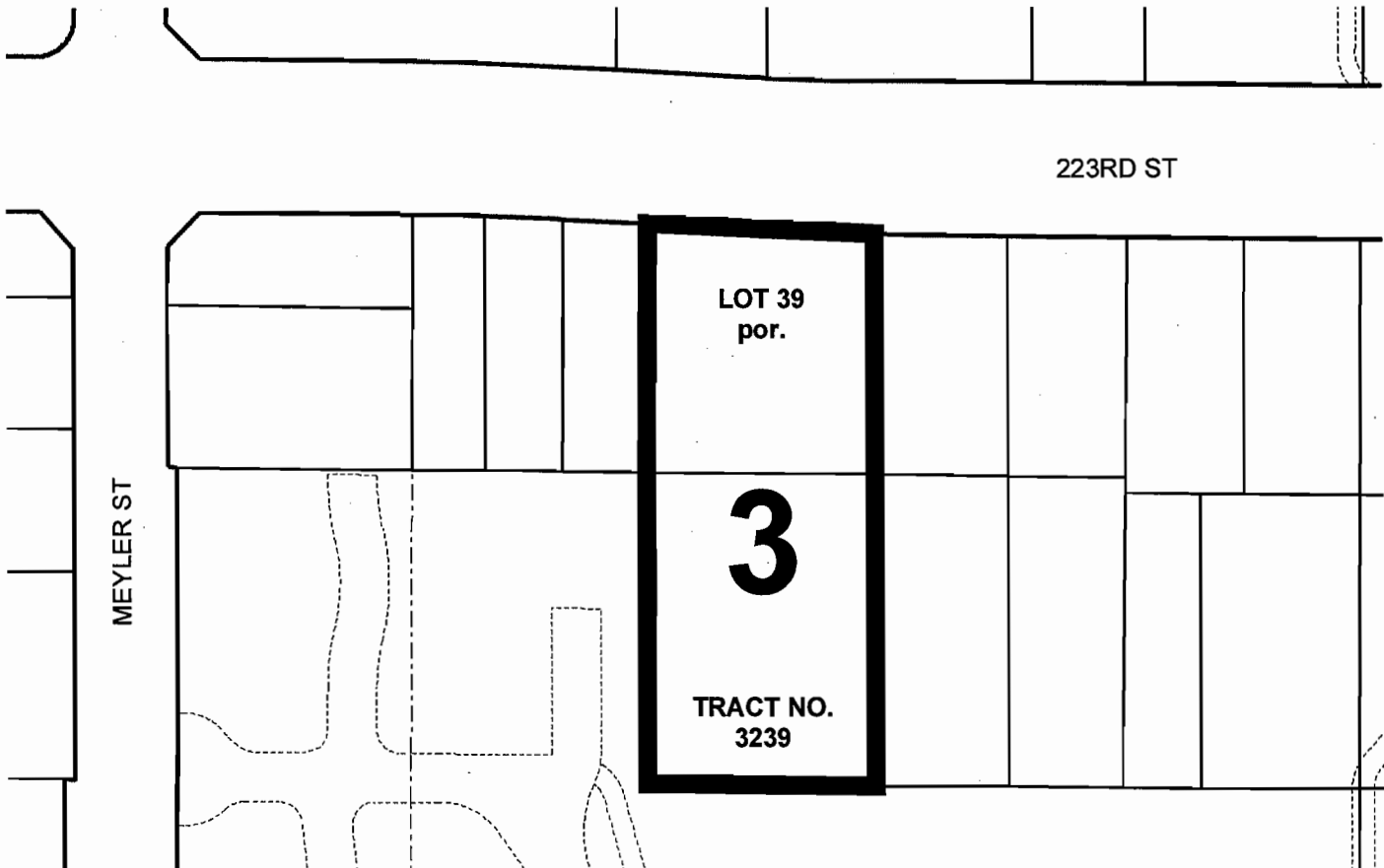
AMENDMENT TO COUNTYWIDE GENERAL PLAN
WEST CARSON COMMUNITY

PLAN AMENDMENT: 2005-00011-(2)

ON: _____

CATEGORY 1 TO CATEGORY 3






(PROPOSED: MEDIUM DENSITY RESIDENTIAL – 12 TO 22 DU/AC)



LEGAL DESCRIPTION:

THAT PORTION OF LOT 39 OF TRACT NO. 3239, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, RECORDED IN BOOK 37, PAGES 27 AND 28 OF MAPS, IN THE OFFICE OF THE RECORDER OF SAID COUNTY, EXCEPT THE WEST 254 FEET OF SAID LOT 39. ALSO EXCEPT THE EAST 261 FEET OF SAID LOT 39.

LEGEND:

-  PARCELS
-  STREET / RIGHT OF WAY
-  LOT LINE
-  CUT/DEED LINE
-  EASEMENT LINE



0 50 100



FEET

COUNTY ZONING MAP
048H197

DIGITAL DESCRIPTION: \ZCO\ZD_CARSON\

THE REGIONAL PLANNING COMMISSION
COUNTY OF LOS ANGELES
LESLIE G. BELLAMY, CHAIR
JON SANABRIA, ACTING PLANNING DIRECTOR

**A RESOLUTION OF THE
REGIONAL PLANNING COMMISSION
OF THE COUNTY OF LOS ANGELES
RELATING TO ZONE CHANGE CASE NO. 200500022**

WHEREAS, the Los Angeles County Regional Planning Commission ("Commission") has conducted a public hearing regarding General Plan Amendment Case No. 200500011, Zone Change Case No. 200500022, Conditional Use Permit Case No. 200500236 and Vesting Tentative Tract Map No. 063243 on June 10, 2009; and

WHEREAS, the Commission finds as follows:

1. The subject site is located at 1028 W. 223rd Street, within the Carson Zoned District and unincorporated community of West Carson.
2. The rectangularly-shaped subject property is 0.92 gross acres (0.81 net acres) in size with level topography. The subject property is currently occupied by one single-family residence.
3. Primary access to the project property will be from 223rd Street, an 80-foot wide secondary highway on the Los Angeles County Master Plan of Highways. Internal access will be provided by a 26-foot wide private driveway and fire lane.
4. Zone Change Case No. 200500022 is a related request to change 0.81 net acres of existing A-1 (Light Agricultural - 5,000 Square Feet Minimum Required Lot Area) zoning to R-3-24U-DP (Limited Multiple Residence - 24 Dwelling Units Per Acre - Development Program). The Development Program designation will ensure that development occurring after rezoning will conform to approved plans and will ensure compatibility with the surrounding area. As applied in this case, the conditional use permit will restrict the development of the rezoned site to the proposed residential development as shown on the site plan marked "Exhibit A". No other development will be permitted on the property unless a new conditional use permit is first obtained.
5. Zone Change Case No. 200500022 was heard concurrently with General Plan Amendment Case No. 200500011, Vesting Tentative Tract Map No. 063243 and Conditional Use Permit Case No. 200500236.
6. General Plan Amendment Case No. 200500011 is a request to amend the Los Angeles Countywide General Plan ("General Plan") Land Use Policy Map to change the 0.92 gross acre site from Category 1 (Low Density Residential - One to Six Dwelling Units Per Acre) to Category 3 (Medium Density Residential -12 to 22 Dwelling Units Per Acre).
7. Vesting Tentative Tract Map No. 063243 is a related request to create one multi-family lot with 19 attached condominium units in four buildings on 0.92 gross acres.

8. Conditional Use Permit Case No. 200500236 is a related request to ensure compliance with the Development Program zoning pursuant to Section 20.40.040 of the Los Angeles County Code ("County Code").
9. Approval of the vesting tentative tract map and conditional use permit will not become effective unless and until the Los Angeles County Board of Supervisors ("Board") has approved the proposed general plan amendment and adopted an ordinance effecting the proposed change of zone, and such ordinance has become effective.
10. The applicant's site plan, labeled Exhibit "A", depicts one multi-family lot with 19 attached condominium units (townhomes) on 0.92 gross acres. The townhomes are configured in four separate buildings varying from four to six units arranged throughout the project site. Each unit is three stories (living space on top of garage) and has a maximum height of 35 feet. A 28-foot wide private driveway and fire lane is proposed within the development, enabling the multi-family units to access W. 223rd Street. Each unit will have three covered parking spaces (57 total spaces), with a total of eight guest parking spaces proposed in four locations within the development. A minimum of 2,042 square feet (or 5.8 percent of the net project area) of open space area is proposed, to include a play area, planters, and front yard landscaping. There is one existing single-family residence proposed to be demolished. Approximately 1,000 cubic yards of cut and 2,000 cubic yards of fill grading are proposed. There are no Oak trees on the project site.
11. The property is depicted within the Category 1 land use category of the General Plan Land Use Policy Map. A plan amendment to Category 3 is proposed, allowing a maximum density of 22 dwelling units per gross acre (or 20 units). The density of the proposed residential development is 20.6 dwelling units per gross acre (or 19 units), which is consistent with the maximum under Category 3.
12. The project site is currently zoned A-1 (Light Agricultural - 5,000 Square Feet Minimum Required Lot Area). The A-1 zoning was created by Ordinance No. 6529 establishing the Carson Zoned District on October 6, 1954.
13. Surrounding zoning is A-1 and M-1 (Light Industrial) to the north; R-3-17U-DP (Limited Multiple Residence - 17 Dwelling Units Per Net Acre - Development Program), A-1 and M-1 to the east; A-1 and RPD-5,000-12U (Residential Planned Development - 5,000 Square Feet Minimum Required Lot Area - 12 Dwelling Units Per Acre) to the south; and A-1 and RPD-5,000-12U to the west.
14. Surrounding land uses to the north consist of single and multi-family residences, a church, greenhouse (nursery), school and a kennel. To the east are single and multi-family residences, church, kennel, maintenance yard, and a mobilehome park. To the

south is a planned unit development, single-family residences, mobilehome park, light industrial/warehouse and a market. To the west are single-family residences and duplexes.

15. The project is consistent with the proposed R-3-24U-DP zoning classification. Attached multi-family residences are permitted in the R-3-24U-DP zone pursuant to Section 22.20.260 and 22.40.040 of the County Code. The project also complies with the density of the R-3-24U zone, which allows up to 24 dwelling units per net acre (or 19 units) on the subject property.
16. Two letters of correspondence were received from the County Sanitation Districts of Los Angeles County. The more recent letter from the Sanitation District, dated May 12, 2009, provided updated sewerage and wastewater flow information since the previous letter sent on February 5, 2007. The first letter, dated February 5, 2007, gave information related to sewer connection fees and design capacities of the District's wastewater treatment facilities.
17. During the June 10, 2009 public hearing, the Commission heard a presentation from staff and testimony from the owner and project consultant. No other testimony was heard.
18. During the June 10, 2009 public hearing, County Counsel indicated that the language of proposed CUP Condition No. 3 should be corrected to the following:

"With the exception of this condition [No. 3] and Condition Nos. 7, 8, 11, 12 and 13, which shall become effective upon the final approval of this grant, this grant shall not be effective for any purpose or used until the permittee..."
19. During the June 10, 2009 public hearing, the Commission discussed the proposed development and the following project issues:

Traffic along W. 223rd Street: The Commission asked the project consultant if it was necessary to place a "right turn only" sign at the proposed project driveway entrance. The consultant responded that, based on knowledge of the existing area, there are no issues with access at the proposed project location, and that a sign is not necessary. The Commission accepted the consultant's response and did not require a sign to be added to the project entrance.

Proposed retaining wall height along the easterly side of the subject property: In its presentation, staff indicated that the retaining wall cross-section depicted on the Exhibit "A" did not exactly correspond to the cross-section depicted on the site plan sheet of the proposed building plans. Specifically, staff indicated that the Exhibit "A" cross-

section depicted a “cut” retaining wall on the subject property, while the site plan cross-section depicted a “fill” retaining wall. Staff requested that the applicant clarify the retaining wall design and height for the Commission. The project consultant gave additional testimony and stated that the combined cut retaining wall and fence height depicted on the Exhibit “A” (11 feet) appeared accurate, and that the cross-section shown on the site plan is accurate in terms of the proposed “fill retaining” design. The Los Angeles County Department of Public Works (“Public Works”) recommended one additional foot of wall height (12 feet maximum) to allow for changes during actual field work. The Commission was satisfied with the responses from the consultant and Public Works regarding the retaining wall height and design.

Building design: The Commission stated that the design of the proposed buildings is “plain”, looks like a “box”, and should be “embellished” with more design detail articulation and color to match the aesthetic quality of newer adjacent residences. The project consultant responded that the proposed plans are “generic” at this stage and that he can work with staff at a later plan review stage to add more aesthetic features to the building design.

Green building/drought-tolerant landscaping: In its presentation, staff recommended to the Commission that an additional project condition be added in order to ensure project compliance with green building and drought-tolerant landscaping prior to the issuance of building permits. The Commission discussed green building compliance and agreed with staff’s recommendation for an additional project condition to ensure compliance.

20. On June 10, 2009, after hearing all testimony, the Commission closed the public hearing, adopted the Negative Declaration, approved Vesting Tentative Tract Map No. 063243 and Conditional Use Permit Case No. 200500236, and recommended to the Board approval of General Plan Amendment Case No. 200500011 and adoption of Zone Change Case No. 200500022. The Commission added the following project conditions of approval:

- a. That the changes to proposed CUP Condition No. 3 be included as recommended by County Counsel;
- b. That the side yard combined retaining wall and fence be allowed to a maximum height of 12 feet;
- c. A review by the Director of Planning (Revised Exhibit “A”) for architectural design is required prior to building permit issuance to ensure design quality and consistency with the local community; and

- d. An additional staff review of building and landscaping plans to ensure compliance with the County's green building and drought-tolerant landscaping ordinances prior to the issuance of building permits.
21. The zone change is consistent with the goals and policies of the General Plan. The zone change allows a project that increases the supply and diversity of housing and promotes the efficient use of land through a more concentrated pattern of urban development.
22. The technical and engineering aspects of the project have been resolved to the satisfaction of the Los Angeles County Departments of Public Works, Fire, Parks and Recreation, Public Health and Regional Planning.
23. The subject property is of adequate size and shape to accommodate the yards, walls, fences, parking, landscaping and other accessory structures except as otherwise modified, as shown on the tentative tract map and Exhibit "A".
24. Compatibility with surrounding land uses will be ensured through the related plan amendment, subdivision and conditional use permit.
25. There is no evidence that the proposed project will be materially detrimental to the use, enjoyment, or valuation of property of other persons located in the vicinity of the project site.
26. The recommended zone change is needed in order to fulfill and implement General Plan policies to provide high-quality multi-family housing at urban infill locations.
27. The particular zone change is appropriate and proper because the proposed housing at an infill location efficiently utilizes existing infrastructure and services, is compatible with surrounding uses, and will improve the quality of existing residential neighborhoods.
28. Modified conditions warrant a revision to the Zoning Ordinance. The area in question is transitioning from lower-density residential and industrial development to higher-density residential development.
29. Approval of the proposed zone change is in the best interest of the public health, safety and general welfare, as the area contains and/or the project proposes sufficient infrastructure and facilities to accommodate the development, to include street improvements, water supply, sewer connection, fire flow and fire access. The development is in conformity with good planning practices, as the development is

necessary in order to fulfill General Plan goals to provide much-needed multi-family infill housing at convenient locations.

30. The applicant has satisfied the "Burden of Proof" for the requested zone change.
31. An Initial Study was prepared for this project in compliance with the California Environmental Quality Act (Public Resources Code Section 21000 et. seq.) ("CEQA"), the State CEQA Guidelines, and the Environmental Document Reporting Procedures and Guidelines of the County of Los Angeles. The Initial Study identified no significant effects on the environment. Based on the Initial Study, a Negative Declaration has been prepared for this project.
32. After consideration of the attached Negative Declaration together with any comments received during the public review process, the Commission finds on the basis of the whole record before the Commission that there is no substantial evidence the project will have a significant effect on the environment, finds the Negative Declaration reflects the independent judgment and analysis of the Commission, and adopts the Negative Declaration.
33. This project does not have "no effect" on fish and wildlife resources. Therefore, the project is not exempt from California Department of Fish and Game fees pursuant to Section 711.4 of the California Fish and Game Fee.
34. The location of the documents and other materials constituting the record of proceedings upon which the Commission's decision is based in this matter is the Department of Regional Planning, 13th Floor, Hall of Records, 320 West Temple Street, Los Angeles, California 90012. The custodian of such documents and materials shall be the Section Head of the Land Divisions Section, Regional Planning.

NOW, THEREFORE BE IT RESOLVED that the Regional Planning Commission of the County of Los Angeles recommends that the Los Angeles County Board of Supervisors:

1. Hold a public hearing to consider the above recommended zone change; and
2. Certify that the Negative Declaration has been completed in compliance with the California Environmental Quality Act, and the State and County Guidelines related thereto and reflects the independent judgment of the Board of Supervisors; and
3. Approve the Negative Declaration prepared for the project and certify that it has reviewed and considered the information contained therein; and

4. Find that the recommended zone change is consistent with the goals, policies and programs of the General Plan; and
5. Adopt the recommended Zone Change Case No. 200500022, changing the zoning classification on the property as depicted on the Exhibit attached hereto and described hereinabove.

I hereby certify that the foregoing was adopted unanimously by the voting members of the Regional Planning Commission of the County of Los Angeles on June 10, 2009.



Commission Secretary
County of Los Angeles
Regional Planning Commission

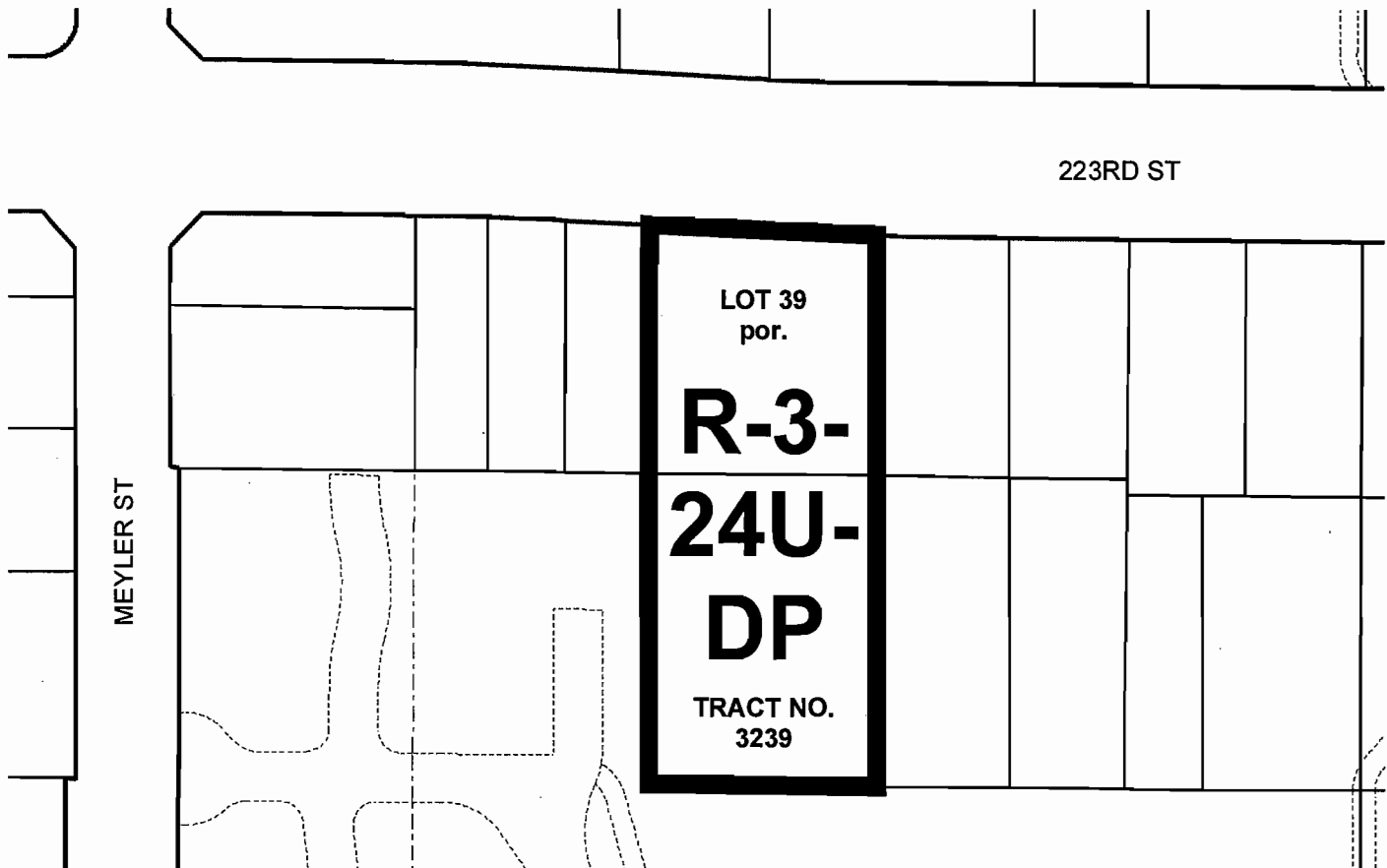
CHANGE OF PRECISE PLAN
CARSON ZONED DISTRICT

ADOPTED BY ORDINANCE: _____

ON: _____

ZONING CASE: ZC 2005-00022-(2)







AMENDING SECTION: 22.16.230 OF THE COUNTY CODE

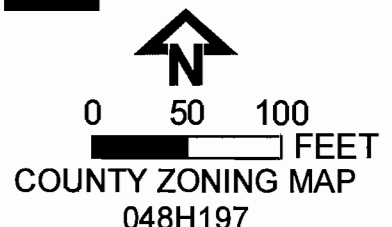


LEGAL DESCRIPTION:

THAT PORTION OF LOT 39 OF TRACT NO. 3239, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, RECORDED IN BOOK 37, PAGES 27 AND 28 OF MAPS, IN THE OFFICE OF THE RECORDER OF SAID COUNTY, EXCEPT THE WEST 254 FEET OF SAID LOT 39. ALSO EXCEPT THE EAST 261 FEET OF SAID LOT 39.

LEGEND:

-  PARCELS
-  STREET / RIGHT OF WAY
-  LOT LINE
-  CUT/DEED LINE
-  EASEMENT LINE
-  ZONE CHANGE AREA



DIGITAL DESCRIPTION: \ZCO\ZD_CARSON\

THE REGIONAL PLANNING COMMISSION
COUNTY OF LOS ANGELES
LESLIE G. BELLAMY, CHAIR
JON SANABRIA, ACTING PLANNING DIRECTOR

**FINDINGS OF THE REGIONAL PLANNING COMMISSION
OF THE COUNTY OF LOS ANGELES
FOR CONDITIONAL USE PERMIT CASE NO. 2005-00236-(2)**

1. The Los Angeles County Regional Planning Commission ("Commission") conducted a public hearing on the matter of Conditional Use Permit Case No. 2005-00236-(2) on June 10, 2009. Conditional Use Permit Case No. 2005-00236-(2) was heard concurrently with General Plan Amendment Case No. 2005-00011-(2), Zone Change Case No. 2005-00022-(2) and Vesting Tentative Tract Map No. 063243.
2. The subject site is located at 1028 W. 223rd Street, within the Carson Zoned District and unincorporated community of West Carson.
3. The rectangularly-shaped subject property is 0.92 gross acres (0.81 net acres) in size with level topography. The subject property is currently occupied by one single-family residence.
4. Primary access to the project property will be from 223rd Street, an 80-foot wide secondary highway on the Los Angeles County Master Plan of Highways. Internal access will be provided by a 26-foot wide private driveway and fire lane.
5. Conditional Use Permit Case No. 2005-00236-(2) is a request to ensure compliance with the Development Program zoning pursuant to Section 20.40.040 of the Los Angeles County Code ("County Code").
6. General Plan Amendment Case No. 2005-00011-(2) is a related request to amend the Los Angeles Countywide General Plan ("General Plan") Land Use Policy Map to change the 0.92 gross acre site from Category 1 (Low Density Residential - One to Six Dwelling Units Per Acre) to Category 3 (Medium Density Residential - 12 to 22 Dwelling Units Per Acre).
7. Zone Change Case No. 2005-00022-(2) is a related request to change 0.81 net acres of existing A-1 (Light Agricultural - 5,000 Square Foot Minimum Required Lot Area) zoning to R-3-24U-DP (Limited Multiple Residence - 24 Dwelling Units Per Acre - Development Program). The Development Program designation will ensure that development occurring after rezoning will conform to approved plans and will ensure compatibility with the surrounding area. As applied in this case, the conditional use permit will restrict the development of the rezoned site to the proposed residential development as shown on the site plan marked "Exhibit A". No other development will be permitted on the property unless a new conditional use permit is first obtained.
8. Vesting Tentative Tract Map No. 063243 is a related request to create one multi-family lot with 19 attached condominium units in four buildings on 0.92 gross acres.

Findings

9. Approval of the vesting tentative tract map and conditional use permit will not become effective unless and until the Los Angeles County Board of Supervisors ("Board") has approved the proposed general plan amendment and adopted an ordinance effecting the proposed change of zone, and such ordinance has become effective.
10. The applicant's site plan, labeled Exhibit "A", depicts one multi-family lot with 19 attached condominium units (townhomes) on 0.92 gross acres. The townhomes are configured in four separate buildings varying from four to six units arranged throughout the project site. Each unit is three stories (living space on top of garage) and has a maximum height of 35 feet. A 28-foot wide private driveway and fire lane is proposed within the development, enabling the multi-family units to access W. 223rd Street. Each unit will have three covered parking spaces (57 total spaces), with a total of eight guest parking spaces proposed in four locations within the development. A minimum of 2,042 square feet (or 5.8 percent of the net project area) of open space area is proposed, to include a play area, planters, and front yard landscaping. There is one existing single-family residence proposed to be demolished. Approximately 1,000 cubic yards of cut and 2,000 cubic yards of fill grading are proposed. There are no Oak trees on the project site.
11. The property is depicted within the Category 1 land use category of the General Plan Land Use Policy Map. A plan amendment to Category 3 is proposed, allowing a maximum density of 22 dwelling units per gross acre (or 20 units). The density of the proposed residential development is 20.6 dwelling units per gross acre (or 19 units), which is consistent with the maximum under Category 3.
12. The project site is currently zoned A-1 (Light Agricultural-5,000 Square Foot Minimum Required Lot Area). The A-1 zoning was created by Ordinance No. 6529 establishing the Carson Zoned District on October 6, 1954.
13. Surrounding zoning is A-1 and M-1 (Light Industrial) to the north; R-3-17U-DP (Limited Multiple Residence - 17 Dwelling Units Per Net Acre - Development Program), A-1 and M-1 to the east; A-1 and RPD-5,000-12U (Residential Planned Development - 5,000 Square Foot Minimum Required Lot Area - 12 Dwelling Units Per Acre) to the south; and A-1 and RPD-5,000-12U to the west.
14. Surrounding land uses to the north consist of single and multi-family residences, a church, greenhouse (nursery), school and a kennel. To the east are single and multi-family residences, church, kennel, maintenance yard, and a mobilehome park. To the south is a planned unit development, single-family residences, mobilehome park, light industrial/warehouse and a market. To the west are single-family residences and duplexes.

Findings

15. The project is consistent with the proposed R-3-24U-DP zoning classification. Attached multi-family residences are permitted in the R-3-24U-DP zone pursuant to Sections 22.20.260 and 22.40.040 of the County Code. The project also complies with the density of the R-3-24U-DP zone, which allows up to 24 dwelling units per net acre (or 19 units) on the subject property.
16. Two letters of correspondence were received from the County Sanitation Districts of Los Angeles County. The more recent letter from the Sanitation District, dated May 12, 2009, provided updated sewerage and wastewater flow information since the previous letter sent on February 5, 2007. The first letter, dated February 5, 2007, gave information related to sewer connection fees and design capacities of the District's wastewater treatment facilities.
17. During the June 10, 2009 public hearing, the Commission heard a presentation from staff and testimony from the owner and project consultant. No other testimony was heard.
18. During the June 10, 2009 public hearing, County Counsel indicated that the language of proposed CUP Condition No. 3 should be corrected to the following:

"With the exception of this condition [No. 3] and Condition Nos. 7, 8, 11, 12 and 13, which shall become effective upon the final approval of this grant, this grant shall not be effective for any purpose or used until the permittee..."
19. During the June 10, 2009 public hearing, the Commission discussed the proposed development and the following project issues:

Traffic along W. 223rd Street: The Commission asked the project consultant if it was necessary to place a "right turn only" sign at the proposed project driveway entrance. The consultant responded that, based on knowledge of the existing area, there are no issues with access at the proposed project location, and that a sign is not necessary. The Commission accepted the consultant's response and did not require a sign to be added to the project entrance.

Proposed retaining wall height along the easterly side of the subject property: In its presentation, staff indicated that the retaining wall cross-section depicted on the Exhibit "A" did not exactly correspond to the cross-section depicted on the site plan sheet of the proposed building plans. Specifically, staff indicated that the Exhibit "A" cross-section depicted a "cut" retaining wall on the subject property, while the site plan cross-section depicted a "fill" retaining wall. Staff requested that the applicant clarify the retaining wall design and height for the Commission. The project consultant gave additional testimony and stated that the combined cut retaining wall and fence height depicted on the Exhibit "A" (11 feet) appeared accurate, and that

Findings

the cross-section shown on the site plan is accurate in terms of the proposed "fill retaining" design. The Los Angeles County Department of Public Works ("Public Works") recommended one additional foot of wall height (12 feet maximum) to allow for changes during actual field work. The Commission was satisfied with the responses from the consultant and Public Works regarding the retaining wall height and design.

Building design: The Commission stated that the design of the proposed buildings is "plain", looks like a "box", and should be "embellished" with more design detail articulation and color to match the aesthetic quality of newer adjacent residences. The project consultant responded that the proposed plans are "generic" at this stage and that he can work with staff at a later plan review stage to add more aesthetic features to the building design.

Green building/drought-tolerant landscaping: In its presentation, staff recommended to the Commission that an additional project condition be added in order to ensure project compliance with green building and drought-tolerant landscaping prior to the issuance of building permits. The Commission discussed green building compliance and agreed with staff's recommendation for an additional project condition to ensure compliance.

20. On June 10, 2009, after hearing all testimony, the Commission closed the public hearing, adopted the Negative Declaration, approved Vesting Tentative Tract Map No. 063243 and Conditional Use Permit Case No. 2005-00236-(2), and recommended to the Board approval of General Plan Amendment Case No. 2005-00011-(2) and adoption of Zone Change Case No. 2005-00022-(2). The Commission added the following project conditions of approval:

- a. That the changes to proposed CUP Condition No. 3 be included as recommended by County Counsel;
- b. That the side yard combined retaining wall and fence be allowed to a maximum height of 12 feet;
- c. A review by the Director of Planning (Revised Exhibit "A") for architectural design is required prior to building permit issuance to ensure design quality and consistency with the local community; and
- d. An additional staff review of building and landscaping plans to ensure compliance with the County's green building and drought-tolerant landscaping ordinances prior to the issuance of building permits.

Findings

21. The proposed use is subject to the development standards and requirements applicable to the R-3-24U-DP zone, as set forth in Sections 22.20.260 through 22.20.330 of the County Code, as well as the requirements of the DP zone, pursuant to Sections 22.40.030 through 22.40.080 of the County Code.
22. The applicant has submitted a development program, consisting of a site plan and progress schedule, which complies with the requirements of Section 22.40.050 of the County Code.
23. As a condition of approval of this grant, the applicant will be required to comply with all applicable development program conditions as set forth in Section 22.40.070 of the County Code.
24. An Initial Study was prepared for this project in compliance with the California Environmental Quality Act (Public Resources Code Section 21000 et. seq.) ("CEQA"), the State CEQA Guidelines, and the Environmental Document Reporting Procedures and Guidelines of the County of Los Angeles. The Initial Study identified no significant effects on the environment. Based on the Initial Study, a Negative Declaration has been prepared for this project.
25. After consideration of the attached Negative Declaration together with any comments received during the public review process, the Commission finds on the basis of the whole record before the Commission that there is no substantial evidence the project as revised will have a significant effect on the environment, finds the Negative Declaration reflects the independent judgment and analysis of the Commission, and adopts the Negative Declaration.
26. This project does not have "no effect" on fish and wildlife resources. Therefore, the project is not exempt from California Department of Fish and Game fees pursuant to Section 711.4 of the California Fish and Game Fee.
27. Approval of this Conditional Use Permit is conditioned on the permittee's compliance with the attached conditions of approval for Vesting Tentative Tract Map No. 063243.
28. The applicant has demonstrated the suitability of the subject property for the proposed use. Establishment of the proposed use at such location is in conformity with good zoning practice. Compliance with the conditions of approval will ensure compatibility with surrounding land uses and consistency with all applicable General Plan policies.
29. The location of the documents and other materials constituting the record of proceedings upon which the Commission's decision is based in this matter is the Los

Findings

Angeles County Department of Regional Planning, 13th Floor, Hall of Records, 320 West Temple Street, Los Angeles, California 90012. The custodian of such documents and materials shall be the Section Head of the Land Divisions Section, Regional Planning.

BASED ON THE FOREGOING, THE COMMISSION CONCLUDES:

- A. That the proposed use with the attached conditions and restrictions will be consistent with the adopted General Plan;
- B. With the attached conditions and restrictions, that the requested use at the proposed location will not adversely affect the health, peace, comfort, or welfare of persons residing or working in the surrounding area, will not be materially detrimental to the use, enjoyment, or valuation of property of other persons located in the vicinity of the site, and will not jeopardize, endanger, or otherwise constitute a menace to the public health, safety or general welfare;
- C. That the proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features prescribed in Title 22 of the County Code, or as is otherwise required in order to integrate said use with the uses in the surrounding area;
- D. That the proposed site is adequately served by highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such use would generate, and by other public or private service facilities as are required; and
- E. That the development program submitted provides necessary safeguards to ensure completion of the proposed development by the permittee, forestalling substitution of a lesser type of development contrary to the public convenience, welfare or development needs of the area.

THEREFORE, the information submitted by the applicant and presented at the public hearing substantiates the required findings for a Conditional Use Permit as set forth in Sections 22.40.060 and 22.56.090, Title 22, of the Los Angeles County Code (Zoning Ordinance).

THEREFORE, in view of the findings of fact and conclusions presented above, Conditional Use Permit Case No. 2005-00236-(2) is approved, subject to the attached conditions established by the Commission.

**DEPARTMENT OF REGIONAL PLANNING
CONDITIONAL USE PERMIT CASE NO. 2005-00236-(2)**

Exhibit "A" Date: July 1, 2008

CONDITIONS:

1. This grant authorizes a multi-family residential development in the R-3-24U-DP (Limited Multiple Residence - 24 Dwelling Units Per Net Acre - Development Program) zone for 19 new attached condominium units (townhomes) in four buildings, with a total of 0.05 acres (2,068 square feet) of common open space and landscaped area, as depicted on the approved Exhibit "A" (dated July 1, 2008) or an approved revised Exhibit "A", subject to all of the following conditions of approval.
2. Approval of Conditional Use Permit ("CUP") Case No. 2005-00236-(2) is contingent upon approval of General Plan Amendment Case No. 2005-00011-(2) and adoption of Zone Change Case No. 2005-00022-(2) by the Los Angeles County Board of Supervisors ("Board").
3. With the exception of this Condition No. 3 and Condition Nos. 7, 8, 11, 12 and 13, which shall become effective upon the final approval of this grant, this grant shall not be effective for any purpose or used until the permittee, and the owner of the subject property if other than the permittee, have filed at the office of the Los Angeles County Department of Regional Planning ("Regional Planning") their affidavit stating that they are aware of, and agree to accept, all the conditions of this grant and that the conditions have been recorded as required by Condition No. 7, and until all required monies have been paid pursuant to Condition No. 8.
4. Unless otherwise apparent from the context, the term "permittee" shall include the applicant and any other person, corporation, or entity making use of this grant.
5. If any provision of this grant is held or declared to be invalid, the permit shall be void and the privileges granted hereunder shall lapse.
6. Notice is hereby given that any person violating a provision of this grant is guilty of a misdemeanor. Notice is further given that the Regional Planning Commission or Hearing Officer may, after conducting a public hearing, revoke or modify this grant, if it finds that these conditions have been violated or that this grant has been exercised so as to be detrimental to the public health or safety or so as to be a nuisance.
7. Prior to the use of this grant, the terms and conditions of the grant shall be recorded in the office of the Los Angeles County Recorder. In addition, upon any transfer or lease of the subject property during the term of this grant, the permittee shall promptly provide a copy of the grant and its terms and conditions to the transferee or lessee of the subject property.
8. Within three days of the approval date, remit processing fees (currently \$2,068.00) payable to the County of Los Angeles in connection with the filing and posting of a Notice of Determination in compliance with Section 21152 of the California Public

Conditions

Resources Code and Section 711 of the California Fish and Game Code to defray the costs of fish and wildlife protection and management incurred by the California Department of Fish and Game. No project subject to this requirement is final, vested or operative until the fee is paid.

9. The subject property shall be developed and maintained in full compliance with the conditions of this grant, and any law, statute, ordinance or other regulation applicable to any development or activity on the subject property. Failure of the permittee to cease any development or activity not in full compliance shall be a violation of these conditions.
10. If inspections are required to ensure compliance with the conditions of this grant, or if any inspection discloses that the property is being used in violation of any condition of this grant, the permittee shall be financially responsible and shall reimburse Regional Planning for all inspections and for any enforcement efforts necessary to bring the subject property into compliance. Inspections shall be made to ensure compliance with the conditions of this grant as well as adherence to development in accordance with the approved site plan on file. The amount charged for inspections shall be the amount equal to the recovery cost at the time of payment (currently \$150.00 per inspection).
11. The permittee shall defend, indemnify and hold harmless the County, its agents, officers, and employees from any claim, action, or proceeding against the County or its agents, officers, or employees to attack, set aside, void or annul this permit approval, which action is brought within the applicable time period of Government Code Section 65009 or any other applicable limitation period. The County shall notify the permittee of any claim, action or proceeding and the County shall reasonably cooperate in the defense.
12. In the event that any claim, action, or proceeding as described above is filed against the County, the permittee shall within ten days of the filing pay Regional Planning an initial deposit of \$5,000.00 from which actual costs shall be billed and deducted for the purpose of defraying the expense involved in the department's cooperation in the defense, including but not limited to, depositions, testimony, and other assistance to the permittee or permittee's counsel. The permittee shall also pay the following supplemental deposits, from which actual costs shall be billed and deducted:
 - a. If during the litigation process, actual costs incurred reach 80 percent of the amount on deposit, the permittee shall deposit additional funds sufficient to bring the balance up to the amount of the initial deposit. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation; and
 - b. At the sole discretion of the permittee, the amount of an initial or supplemental deposit may exceed the minimum amounts defined herein.

Conditions

The cost for collection and duplication of records and other related documents will be paid by the permittee in accordance with Los Angeles County Code ("County Code") Section 2.170.010.

13. This grant shall expire unless used within two years after the recordation of a final map for Vesting Tentative Tract Map No. 063243. In the event that Vesting Tentative Tract Map No. 063243 should expire without the recordation of a final map, this grant shall terminate upon the expiration of the tentative map. Entitlement to the use of the property thereafter shall be subject to the regulations then in effect.
14. The subject property shall be graded, developed and maintained in substantial conformance with the approved vesting tentative tract map and the approved Exhibit "A", dated July 1, 2008, or an approved revised Exhibit "A".
15. The development of the subject property shall conform to the conditions approved for Vesting Tentative Tract Map No. 063243.
16. All development shall comply with the requirements of the Zoning Ordinance and of the specific zoning of the subject property, except as specifically modified by this grant, as set forth in these conditions, including the approved Exhibit "A," or a revised Exhibit "A" approved by the Director of Regional Planning ("Director of Planning").
17. No grading permit shall be issued prior to the recordation of a final map except as authorized by the Director of Planning.
18. A minimum of 65 automobile parking spaces, as depicted on the approved Exhibit "A" (dated July 1, 2008) or on an approved revised Exhibit "A", shall be provided and continuously maintained on the subject property, developed to the specifications listed in Section 22.52.1060 of the County Code. There shall be at least 57 resident (three covered spaces per dwelling unit) and eight guest parking spaces distributed throughout the development as depicted on the approved Exhibit "A" or an approved revised Exhibit "A". The required parking spaces shall be continuously available for vehicular parking only and shall not be used for storage, automobile repair, or any other unauthorized use. The permittee shall provide for continual enforcement in the Covenants, Conditions, and Restrictions ("CC&Rs") to the satisfaction of Regional Planning.
19. Pursuant to Section 1129B of the Building Code, one of the eight guest parking spaces must be a "van-accessible" parking space for the disabled. Prior to the issuance of any building permit, the permittee shall submit to the Director of Planning for review and approval three copies of a revised Exhibit "A" showing the required accessible parking space.
20. The permittee shall submit a copy of the project CC&Rs to Regional Planning for review prior to final map approval. A copy of these conditions shall be attached to the CC&Rs.

Conditions

21. Provide in the CC&Rs a method for the continuous maintenance of the common areas, including the driveways, landscaping and the lighting system along all walkways and outdoor seating areas, to the satisfaction of Regional Planning.
22. Reserve in the CC&Rs the right for all residents within the condominium project to use the driveway for access and the guest parking spaces throughout the subdivision.
23. State in the CC&Rs that parking of recreational vehicles and outside storage shall not be allowed within the development.
24. Provide in the CC&Rs a method for graffiti prevention along the front/entrance of the subject project. Include language stating that the front yard wall shall be screened with vines and other vegetation to deter the occurrence of graffiti, and that such vegetation shall be continuously maintained so that the front yard wall is screened from view.
25. Provide in the CC&Rs a method for graffiti removal. In the event such extraneous markings occur, the permittee shall remove or cover said markings, drawings, or signage by 6:00 am the next day. Paint utilized in covering such markings shall be of a color that matches, as closely as possible, the color of the adjacent surfaces.
26. All structures, walls and fences open to public view shall remain free of extraneous markings, drawings, or signage. These shall include any of the above that do not directly relate to the use of the premises or that do not provide pertinent information about said premises. The only exceptions shall be seasonal decorations or signage provided under the auspices of a civic or non-profit organization.
27. Information contained within the CC&Rs required by these conditions cannot be modified in any way without prior authorization from Regional Planning.
28. All utilities shall be placed underground.
29. All structures shall comply with the requirements of the Division of Building and Safety of the Los Angeles County Department of Public Works ("Public Works").
30. Detonation of explosives or any other blasting devices or material shall be prohibited unless all required permits have been obtained and adjacent property owners have been notified.
31. All grading and construction on the subject property and appurtenant activities, including engine warm-up, shall be restricted to Monday through Friday, between 8:00 a.m. and 6:00 p.m., and Saturday, between 8:00 a.m. and 5:00 p.m. No Sunday or holiday operations are permitted.
32. The permittee shall implement a dust control program during grading and construction to the satisfaction of the Director of Planning and the Director of Public Works.

Conditions

33. The permittee shall, upon commencement of any grading activity allowed by this permit, diligently pursue all grading to completion.
34. No construction equipment or vehicles shall be parked or stored on any existing public or private streets.
35. The permittee shall obtain all necessary permits from Public Works and shall maintain all such permits in full force and effect throughout the life of this permit.
36. All construction and development within the subject property shall comply with the applicable provisions of the Building Code and the various related mechanical, electrical, plumbing, fire, grading and excavation codes as currently adopted by the County.
37. The permittee shall utilize water-saving devices and technology in the construction of this project consistent with Los Angeles County Building and Plumbing Codes.
38. The permittee shall comply with the green building and drought-tolerant landscaping provisions of the Los Angeles County Green Building Program (the project is LID exempt). Prior to the issuance of building permits, the permittee shall submit building and landscaping plans as a Revised Exhibit "A" demonstrating compliance with the County's green building and drought-tolerant landscaping ordinances.
39. Prior to building permit issuance, the permittee shall submit a Revised Exhibit "A" depicting architectural features and additional aesthetic/exterior articulation to ensure a high design quality and consistency with the local community. Attached to the Revised Exhibit "A", the permittee shall submit a color site plan and elevations of the proposed development demonstrating consistency with surrounding residences. The Revised Exhibit "A" and color attachments shall be reviewed and approved prior to the issuance of building permits to the satisfaction of Regional Planning.
40. The property shall be developed and maintained in compliance with all applicable requirements of the Los Angeles County Department of Public Health. Adequate water and sewage facilities shall be provided to the satisfaction of said department.
41. Upon approval of this grant, the permittee shall contact the Fire Prevention Bureau of the Los Angeles County Forester and Fire Warden to determine what facilities may be necessary to protect the property from fire hazard. Any necessary facilities including, but not limited to water mains, fire hydrants, and fire flow facilities, shall be provided to the satisfaction of and within the time periods established by said Department.
42. Prior to the issuance of any grading and/or building permit, a site plan shall be submitted to and approved by the Director of Planning indicating that the proposed construction and/or associated grading complies with the conditions of this grant and the provisions of the County Code.

Conditions

43. Prior to the issuance of any grading and/or building permit, the permittee shall submit to the Director of Planning for review and approval three copies of a landscape plan. The landscape plan shall show size, type, and location of all plants, trees, and watering facilities. The landscape plan shall also contain a note indicating the timing of the required planting and planting deadlines as described herein. All landscaping shall be maintained in a neat, clean, and healthful condition, including proper pruning, weeding, removal of litter, fertilizing and replacement of plants when necessary. To the maximum extent feasible, drip irrigation systems shall be employed.

Timing of Planting. Prior to the issuance of building permits for any construction the applicant shall submit a landscaping and phasing plan for the landscaping associated with that construction to be approved by the Director of Planning. This phasing plan shall establish the timing and sequencing of the required landscaping.

The planting shall begin at least 90 days prior to occupancy of the first unit within the building. The required planting of new trees, shrubs and/or ground cover, and all remaining project landscaping, shall be completed within six months following the date of issuance of the certificate of occupancy.

44. The permittee shall comply with all applicable sections of the County of Los Angeles noise control ordinance Title 12 Environmental Protection Noise Control (i.e., construction noise, residential air conditioning). In addition, standard construction noise attenuation measures should be included but not limited to the following: 1) maintain equipment and follow the manufacturer's recommended noise muffling devices; 2) minimize equipment idling; 3) staging and delivery areas should be located as far as feasible from adjacent residences and schedule deliveries during mid-day; and 4) to the extent feasible, utilize electrical-powered tools or equipment instead of diesel-powered equipment for exterior work.

45. The subject project shall comply with the Noise Insulation Standards of title 24 of the California Code of regulations, which ensures an acceptable interior noise environment (45 dBA CNEL interior level). The residential units (Nos. 1, 11) facing 223rd Street may be subject to elevated traffic noise levels (>65 dBA CNEL); therefore, it is suggested that windows and/or glass doorways in these units have upgraded glazing of dual pane assemblies or laminated glass.

46. The following development program conditions shall apply:

- a. No building or structure of any kind except a temporary structure used only in the developing of the property according to the development program shall be built, erected, or moved onto any part of the property.
- b. No existing building or structure which under the program is to be demolished shall be used.
- c. No existing building or structure which, under the program, is to be altered shall be used until such building or structure has been so altered.

Conditions

- d. All improvements shall be completed prior to the occupancy of any structures within each phase of development to the satisfaction of the Director of Planning.
- e. Where one or more buildings in the projected development are designated as primary buildings, building permits for structures other than those so designated shall not be issued until the foundations have been constructed for such primary building or buildings.
- f. Combined fill retaining wall and fence within the side yard setback shall be allowed to a maximum height of 12 feet.

**FINDINGS OF THE REGIONAL PLANNING COMMISSION
OF THE COUNTY OF LOS ANGELES
FOR VESTING TENTATIVE TRACT MAP NO. 063243**

1. The Los Angeles County Regional Planning Commission ("Commission") conducted a public hearing on the matter of Vesting Tentative Tract Map No. 063243 on June 10, 2009. Vesting Tentative Tract Map No. 063243 was heard concurrently with General Plan Amendment Case No. 2005-00011-(2), Zone Change Case No. 2005-00022-(2) and Conditional Use Permit Case No. 2005-00236-(2).
2. The subject site is located at 1028 W. 223rd Street, within the Carson Zoned District and unincorporated community of West Carson.
3. The rectangularly-shaped subject property is 0.92 gross acres (0.81 net acres) in size with level topography. The subject property is currently occupied by one single-family residence.
4. Primary access to the project property will be from 223rd Street, an 80-foot wide secondary highway on the Los Angeles County Master Plan of Highways. Internal access will be provided by a 26-foot wide private driveway and fire lane.
5. Vesting Tentative Tract Map No. 063243 is a request to create one multi-family lot with 19 attached condominium units in four buildings on 0.92 gross acres.
6. General Plan Amendment Case No. 2005-00011-(2) is a related request to amend the Los Angeles Countywide General Plan ("General Plan") Land Use Policy Map to change the 0.92 gross acre site from Category 1 (Low Density Residential - One to Six Dwelling Units Per Acre) to Category 3 (Medium Density Residential - 12 to 22 Dwelling Units Per Acre).
7. Zone Change Case No. 2005-00022-(2) is a related request to change 0.81 net acres of existing A-1 (Light Agricultural - 5,000 Square Foot Minimum Required Lot Area) zoning to R-3-24U-DP (Limited Multiple Residence - 24 Dwelling Units Per Acre - Development Program). The Development Program designation will ensure that development occurring after rezoning will conform to approved plans and will ensure compatibility with the surrounding area. As applied in this case, the conditional use permit will restrict the development of the rezoned site to the proposed residential development as shown on the site plan marked "Exhibit A". No other development will be permitted on the property unless a new conditional use permit is first obtained.
8. Conditional Use Permit Case No. 2005-00236-(2) is a related request to ensure compliance with the Development Program zoning pursuant to Section 20.40.040 of the Los Angeles County Code ("County Code").

Findings

9. Approval of the vesting tentative tract map and conditional use permit will not become effective unless and until the Los Angeles County Board of Supervisors ("Board") has approved the proposed general plan amendment and adopted an ordinance effecting the proposed change of zone, and such ordinance has become effective.
10. The applicant's site plan, labeled Exhibit "A", depicts one multi-family lot with 19 attached condominium units (townhomes) on 0.92 gross acres. The townhomes are configured in four separate buildings varying from four to six units arranged throughout the project site. Each unit is three stories (living space on top of garage) and has a maximum height of 35 feet. A 28-foot wide private driveway and fire lane is proposed within the development, enabling the multi-family units to access W. 223rd Street. Each unit will have three covered parking spaces (57 total spaces), with a total of eight guest parking spaces proposed in four locations within the development. A minimum of 2,042 square feet (or 5.8 percent of the net project area) of open space area is proposed, to include a play area, planters, and front yard landscaping. There is one existing single-family residence proposed to be demolished. Approximately 1,000 cubic yards of cut and 2,000 cubic yards of fill grading are proposed. There are no Oak trees on the project site.
11. The property is depicted within the Category 1 land use category of the General Plan Land Use Policy Map. A plan amendment to Category 3 is proposed, allowing a maximum density of 22 dwelling units per gross acre (or 20 units). The density of the proposed residential development is 20.6 dwelling units per gross acre (or 19 units), which is consistent with the maximum under Category 3.
12. The project site is currently zoned A-1 (Light Agricultural-5,000 Square Foot Minimum Required Lot Area). The A-1 zoning was created by Ordinance No. 6529 establishing the Carson Zoned District on October 6, 1954.
13. Surrounding zoning is A-1 and M-1 (Light Industrial) to the north; R-3-17U-DP (Limited Multiple Residence - 17 Dwelling Units Per Net Acre - Development Program), A-1 and M-1 to the east; A-1 and RPD-5,000-12U (Residential Planned Development - 5,000 Square Foot Minimum Required Lot Area - 12 Dwelling Units Per Acre) to the south; and A-1 and RPD-5,000-12U to the west.
14. Surrounding land uses to the north consist of single and multi-family residences, a church, greenhouse (nursery), school and a kennel. To the east are single and multi-family residences, church, kennel, maintenance yard, and a mobilehome park. To the south is a planned unit development, single-family residences, mobilehome park, light industrial/warehouse and a market. To the west are single-family residences and duplexes.

Findings

15. The project is consistent with the proposed R-3-24U-DP zoning classification. Attached multi-family residences are permitted in the R-3-24U-DP zone pursuant to Sections 22.20.260 and 22.40.040 of the County Code. The project also complies with the density of the R-3-24U-DP zone, which allows up to 24 dwelling units per net acre (or 19 units) on the subject property.
16. Two letters of correspondence were received from the County Sanitation Districts of Los Angeles County. The more recent letter from the Sanitation District, dated May 12, 2009, provided updated sewerage and wastewater flow information since the previous letter sent on February 5, 2007. The first letter, dated February 5, 2007, gave information related to sewer connection fees and design capacities of the District's wastewater treatment facilities.
17. During the June 10, 2009 public hearing, the Commission heard a presentation from staff and testimony from the owner and project consultant. No other testimony was heard.
18. During the June 10, 2009 public hearing, County Counsel indicated that the language of proposed CUP Condition No. 3 should be corrected to the following:

"With the exception of this condition [No. 3] and Condition Nos. 7, 8, 11, 12 and 13, which shall become effective upon the final approval of this grant, this grant shall not be effective for any purpose or used until the permittee..."
19. During the June 10, 2009 public hearing, the Commission discussed the proposed development and the following project issues:

Traffic along W. 223rd Street: The Commission asked the project consultant if it was necessary to place a "right turn only" sign at the proposed project driveway entrance. The consultant responded that, based on knowledge of the existing area, there are no issues with access at the proposed project location, and that a sign is not necessary. The Commission accepted the consultant's response and did not require a sign to be added to the project entrance.

Proposed retaining wall height along the easterly side of the subject property: In its presentation, staff indicated that the retaining wall cross-section depicted on the Exhibit "A" did not exactly correspond to the cross-section depicted on the site plan sheet of the proposed building plans. Specifically, staff indicated that the Exhibit "A" cross-section depicted a "cut" retaining wall on the subject property, while the site plan cross-section depicted a "fill" retaining wall. Staff requested that the applicant clarify the retaining wall design and height for the Commission. The project consultant gave additional testimony and stated that the combined cut retaining wall and fence height depicted on the Exhibit "A" (11 feet) appeared accurate, and that

Findings

the cross-section shown on the site plan is accurate in terms of the proposed "fill retaining" design. The Los Angeles County Department of Public Works ("Public Works") recommended one additional foot of wall height (12 feet maximum) to allow for changes during actual field work. The Commission was satisfied with the responses from the consultant and Public Works regarding the retaining wall height and design.

Building design: The Commission stated that the design of the proposed buildings is "plain", looks like a "box", and should be "embellished" with more design detail articulation and color to match the aesthetic quality of newer adjacent residences. The project consultant responded that the proposed plans are "generic" at this stage and that he can work with staff at a later plan review stage to add more aesthetic features to the building design.

Green building/drought-tolerant landscaping: In its presentation, staff recommended to the Commission that an additional project condition be added in order to ensure project compliance with green building and drought-tolerant landscaping prior to the issuance of building permits. The Commission discussed green building compliance and agreed with staff's recommendation for an additional project condition to ensure compliance.

20. On June 10, 2009, after hearing all testimony, the Commission closed the public hearing, adopted the Negative Declaration, approved Vesting Tentative Tract Map No. 063243 and Conditional Use Permit Case No. 2005-00236-(2), and recommended to the Board approval of General Plan Amendment Case No. 2005-00011-(2) and adoption of Zone Change Case No. 2005-00022-(2). The Commission added the following project conditions of approval:

- a. That the changes to proposed CUP Condition No. 3 be included as recommended by County Counsel;
- b. That the side yard combined retaining wall and fence be allowed to a maximum height of 12 feet;
- c. A review by the Director of Planning (Revised Exhibit "A") for architectural design is required prior to building permit issuance to ensure design quality and consistency with the local community; and
- d. An additional staff review of building and landscaping plans to ensure compliance with the County's green building and drought-tolerant landscaping ordinances prior to the issuance of building permits.

Findings

21. The proposed use is subject to the development standards and requirements applicable to the R-3-24U-DP zone, as set forth in Sections 22.20.260 through 22.20.330 of the County Code, as well as the requirements of the DP zone, pursuant to Sections 22.40.030 through 22.40.080 of the County Code.
22. The applicant has submitted a development program, consisting of a site plan and progress schedule, which complies with the requirements of Section 22.40.050 of the County Code.
23. As a condition of approval of this grant, the applicant will be required to comply with all applicable development program conditions as set forth in Section 22.40.070 of the County Code.
24. The proposed subdivision and the provisions for its design and improvement are consistent with the goals and policies of the General Plan. The project increases the supply and diversity of housing, and promotes the efficient use of existing public services and infrastructure by locating new development within an older established urbanized area.
25. The proposed subdivision will be served by public sewer and public water systems.
26. The site is physically suitable for the density and type of development proposed since it has access to County-maintained streets, will be served by public sewers, and will be provided with water supplies and distribution facilities to meet anticipated domestic and fire protection needs.
27. The design of the subdivision and the type of improvements will not cause serious public health problems, since sewage disposal, storm drainage, fire protection, and geological and soils factors are addressed in the conditions of approval.
28. The design of the subdivision and the proposed improvements will not cause substantial environmental damage. The subject property is not located in a Significant Ecological Area and does not contain any stream courses or high value riparian habitat.
29. The design of the subdivision provides, to the extent feasible, for future passive or natural heating or cooling opportunities therein.
30. The division and development of the property in the manner set forth on this map will not unreasonably interfere with the free and complete exercise of public entity and/or public utility rights-of-way and/or easements within this map, since the design and development as set forth in the conditions of approval and shown on the tentative map provide adequate protection for any such easements.

Findings

31. Pursuant to Article 3.5 of the Subdivision Map Act, the proposed subdivision does not contain or front upon any public waterway, river, stream, coastline, shoreline, lake or reservoir.
32. The housing and employment needs of the region were considered and balanced against the public service needs of local residents and available fiscal and environmental resources when the project was determined to be consistent with the General Plan.
33. The subject tract map has been submitted as a "vesting" tentative map. As such, it is subject to the provisions of Sections 21.38.101 through 21.38.080 of the County Code (Subdivision Ordinance).
34. An Initial Study was prepared for this project in compliance with the California Environmental Quality Act (Public Resources Code Section 21000 et. seq.) ("CEQA"), the State CEQA Guidelines, and the Environmental Document Reporting Procedures and Guidelines of the County of Los Angeles. The Initial Study identified no significant effects on the environment. Based on the Initial Study and project revisions, a Negative Declaration has been prepared for this project.
35. After consideration of the attached Negative Declaration with any comments received during the public review process, the Commission finds on the basis of the whole record before the Commission that there is no substantial evidence the project as revised will have a significant effect on the environment, finds the MND reflects the independent judgment and analysis of the Commission, and adopts the Negative Declaration.
36. This project does not have "no effect" on fish and wildlife resources. Therefore, the project is not exempt from California Department of Fish and Game fees pursuant to Section 711.4 of the California Fish and Game Fee.
37. The location of the documents and other materials constituting the record of proceedings upon which the Commission's decision is based in this matter is the Los Angeles County Department of Regional Planning, 13th Floor, Hall of Records, 320 West Temple Street, Los Angeles, California 90012. The custodian of such documents and materials shall be the Section Head of the Land Divisions Section, Regional Planning.

THEREFORE, in view of the findings of fact and conclusions presented above, Vesting Tentative Tract Map No. 063243 is approved, subject to the attached conditions established by the Commission and recommended by the Los Angeles County Subdivision Committee.

**DEPARTMENT OF REGIONAL PLANNING
VESTING TENTATIVE TRACT MAP NO. 063243**

**Map Date: July 1, 2008
Exhibit Date: July 1, 2008**

CONDITIONS:

1. Conform to the applicable requirements of Title 21 and Title 22 of the Los Angeles County Code ("County Code"), including the requirements of the R-3-24U-DP (Limited Multiple Residence - 24 Dwelling Units Per Net Acre - Development Program) zone. Also, conform to the requirements of Conditional Use Permit Case No. 2005-00236-(2).
2. Recordation of the final map is contingent upon approval of General Plan Amendment Case No. 2005-00011-(2) and adoption of Zone Change Case No. 2005-00022-(2) by the Los Angeles County Board of Supervisors ("Board").
3. The subdivider or successor in interest shall label the interior driveway as "Private Driveway and Fire Lane" on the final map.
4. The subdivider or successor in interest shall construct or bond with the Los Angeles County Department of Public Works ("Public Works") for driveway paving in widths as shown on the approved Exhibit "A", dated July 1, 2008, to the satisfaction of the Los Angeles County Department of Regional Planning ("Regional Planning") and the Los Angeles County Fire Department ("Fire").
5. The subdivider or successor in interest shall submit a copy of the project Covenants, Conditions and Restrictions ("CC&Rs") to Regional Planning for review and approval prior to final map approval. Those provisions required by the County to be contained in the CC&Rs shall be identified as such, and shall not be modified in any way without prior authorization from Regional Planning.
6. The subdivider or successor in interest shall provide in the CC&Rs a method for the continuous maintenance of all common areas, including the driveways, landscaping and the lighting system along all walkways and outdoor seating areas, to the satisfaction of Regional Planning.
7. The subdivider or successor in interest shall reserve in the CC&Rs the right for all residents within the condominium project to use the driveway for access and the guest parking spaces throughout the subdivision.
8. The subdivider or successor in interest shall provide in the CC&Rs a method for graffiti prevention along the front/entrance of the subject project. Include language stating that the front yard wall shall be screened with vines and other vegetation to deter the occurrence of graffiti, and that such vegetation shall be continuously maintained so that the front yard wall is screened from view.
9. The subdivider or successor in interest shall provide in the CC&Rs a method for graffiti removal. In the event such extraneous markings occur, the permittee shall

Conditions

remove or cover said markings, drawings, or signage by 6:00 am the next day. Paint utilized in covering such markings shall be of a color that matches, as closely as possible, the color of the adjacent surfaces.

10. The subject property shall be developed and maintained in substantial compliance with the approved Exhibit "A", dated July 1, 2008, or a revised Exhibit "A".
11. The subdivider or successor in interest shall place a note or notes on the final map, to the satisfaction of Regional Planning and the Los Angeles County Department of Public Works, that this subdivision is approved as a condominium project for a total of 19 residential units whereby the owners of the units of air space will hold an undivided interest in the common areas, which will in turn provide the necessary access, and utility easements for the units.
12. The subdivider or successor in interest shall remove all existing structures (including one single-family residence and any accessory structures) on the subject property. Submit a copy of a demolition permit or other proof of removal prior to final map approval, to the satisfaction of Regional Planning.
13. The subdivider or successor in interest shall plant at least 7 trees (one tree for every 5,000 square feet of the net project area) of a non-invasive species throughout the landscaped and common areas of the subject project. The location and the species of said trees shall be incorporated into a site plan or landscape plan. Prior to final map approval, the site/landscaping plan shall be approved by Regional Planning, and a bond shall be posted with Public Works or other verification shall be submitted to the satisfaction of Regional Planning to ensure the planting of the required trees.
14. Within five days of the tentative map approval date, the subdivider or successor in interest shall remit processing fees (currently \$2, 068.00) payable to the County of Los Angeles in connection with the filing and posting of a Notice of Determination in compliance with Section 21152 of the California Public Resources Code and Section 711 of the California Fish and Game Code to defray the costs of fish and wildlife protection and management incurred by the California Department of Fish and Game. No project subject to this requirement is final, vested or operative until the fee is paid.
15. Pursuant to Chapter 22.72 of the County Code, the subdivider or successor in interest shall pay a fee (currently \$15,143.00) to the Los Angeles County Librarian prior to issuance of any building permit.
16. No grading permit may be issued prior to final map recordation unless otherwise authorized by the Director of Regional Planning.
17. The subdivider or successor in interest shall defend, indemnify and hold harmless the County, its agents, officers, and employees from any claim, action, or

Conditions

proceeding against the County or its agents, officers, or employees to attack, set aside, void or annul this tentative map approval, or related discretionary project approvals, whether legislative or quasi-judicial, which action is brought within the applicable time period of Government Code Section 65499.37 or any applicable limitation period. The County shall promptly notify the subdivider of any claim, action, or proceeding and the County shall cooperate reasonably in the defense.

18. In the event that any claim, action, or proceeding as described above is filed against the County, the subdivider or successor in interest shall within 10 days of the filing pay Regional Planning an initial deposit of \$5,000.00, from which actual costs shall be billed and deducted for the purpose of defraying the expense involved in the department's cooperation in the defense, including but not limited to, depositions, testimony, and other assistance to the subdivider or the subdivider's counsel. The subdivider shall also pay the following supplemental deposits, from which actual costs shall be billed and deducted:

- a. If during the litigation process, actual costs incurred reach 80 percent of the amount on deposit, the subdivider shall deposit additional funds to bring the balance up to the amount of the initial deposit. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation;
- b. At the sole discretion of the subdivider, the amount of an initial or supplemental deposit may exceed the minimum amounts defined herein.

The cost for collection and duplication of records and other related documents will be paid by the subdivider according to the County Code Section 2.170.010.

Except as expressly modified herein above, this approval is subject to all those conditions set forth in the CUP and the attached reports recommended by the Los Angeles County Subdivision Committee, consisting of the Departments of Public Works, Fire, Parks and Recreation, and Public Health.

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION – SUBDIVISION
TRACT NO. 063243 (Rev.)

TENTATIVE MAP DATED 07-01-2008
EXHIBIT MAP DATED 07-01-2008

The following reports consisting of 11 pages are the recommendations of Public Works.

The subdivision shall conform to the design standards and policies of Public Works, in particular, but not limited to the following items:

1. Details and notes shown on the tentative map are not necessarily approved. Any details or notes which may be inconsistent with requirements of ordinances, general conditions of approval, or Department policies must be specifically approved in other conditions, or ordinance requirements are modified to those shown on the tentative map upon approval by the Advisory agency.
2. Easements are tentatively required, subject to review by the Director of Public Works to determine the final locations and requirements.
3. Easements shall not be granted or recorded within areas proposed to be granted, dedicated, or offered for dedication for public streets, highways, access rights, building restriction rights, or other easements until after the final map is filed with the Registrar-Recorder/County Clerk's Office. If easements are granted after the date of tentative approval, a subordination must be executed by the easement holder prior to the filing of the final map.
4. In lieu of establishing the final specific locations of structures on each lot/parcel at this time, the owner, at the time of issuance of a grading or building permit, agrees to develop the property in conformance with the County Code and other appropriate ordinances such as the Building Code, Plumbing Code, Grading Ordinance, Highway Permit Ordinance, Mechanical Code, Zoning Ordinance, Undergrounding of Utilities Ordinance, Water Ordinance, Sanitary Sewer and Industrial Waste Ordinance, Electrical Code, and Fire Code. Improvements and other requirements may be imposed pursuant to such codes and ordinances.
5. All easements existing at the time of final map approval must be accounted for on the approved tentative map. This includes the location, owner, purpose, and recording reference for all existing easements. If an easement is blanket or indeterminate in nature, a statement to that effect must be shown on the tentative map in lieu of its location. If all easements have not been accounted for, submit a corrected tentative map to the Department of Regional Planning for approval.
6. Adjust, relocate, and/or eliminate lot lines, lots, streets, easements, grading, geotechnical protective devices, and/or physical improvements to comply with ordinances, policies, and standards in effect at the date the County determined the application to be complete all to the satisfaction of Public Works.

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION – SUBDIVISION
TRACT NO. 063243 (Rev.)


TENTATIVE MAP DATED 07-01-2008
EXHIBIT MAP DATED 07-01-2008

7. Quitclaim or relocate easements running through proposed structures.
8. Prior to final approval of the tract map submit a notarized affidavit to the Director of Public Works, signed by all owners of record at the time of filing of the map with the Registrar-Recorder/County Clerk's Office, stating that any proposed condominium building has not been constructed or that all buildings have not been occupied or rented and that said building will not be occupied or rented until after the filing of the map with the Registrar-Recorder/County Clerk's Office.
9. Place standard condominium notes on the final map to the satisfaction of Public Works.
10. Label driveways and multiple access strips as "Private Driveway and Fire Lane" and delineate on the final map to the satisfaction of Public Works.
11. Remove existing structures prior to final map approval. Demolition permits are required from the Building and Safety office.
12. A final tract map must be processed through the Director of Public Works prior to being filed with the Registrar-Recorder/County Clerk's Office.
13. Prior to submitting the tract map to the Director of Public Works for examination pursuant to Section 66442 of the Government Code, obtain clearances from all affected Departments and Divisions, including a clearance from the Subdivision Mapping Section of the Land Development Division of Public Works for the following mapping items; mathematical accuracy; survey analysis; and correctness of certificates, signatures, etc.
14. A final guarantee will be required at the time of filing of the final map with the Registrar-Recorder/County Clerk's Office.

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION – SUBDIVISION
TRACT NO. 063243 (Rev.)

TENTATIVE MAP DATED 07-01-2008
EXHIBIT MAP DATED 07-01-2008

15. Within 30 days of the approval date of this land use entitlement or at the time of first plan check submittal, the applicant shall deposit the sum of \$2,000 (Minor Land Divisions) or \$5,000 (Major Land Divisions) with Public Works to defray the cost of verifying conditions of approval for the purpose of issuing final map clearances. This deposit will cover the actual cost of reviewing conditions of approval for Conditional Use Permits, Tentative Tract and Parcel Maps, Vesting Tentative Tract and Parcel Maps, Oak Tree Permits, Specific Plans, General Plan Amendments, Zone Changes, CEQA Mitigation Monitoring Programs and Regulatory Permits from State and Federal Agencies (Fish and Game, USF&W, Army Corps, RWQCB, etc.) as they relate to the various plan check activities and improvement plan designs. In addition, this deposit will be used to conduct site field reviews and attend meetings requested by the applicant and/or his agents for the purpose of resolving technical issues on condition compliance as they relate to improvement plan design, engineering studies, highway alignment studies and tract/parcel map boundary, title and easement issues. When 80% of the deposit is expended, the applicant will be required to provide additional funds to restore the initial deposit. Remaining balances in the deposit account will be refunded upon final map recordation

Prepared by  Conrad M. Green
tr63243L-rev4.doc

Phone (626) 458-4917

Date 08-18-2008



COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS

900 SOUTH FREMONT AVENUE
ALHAMBRA, CALIFORNIA 91803-1331
WWW.DPW.LACOUNTY.GOV

TRACT NO.: 063243

TENTATIVE MAP DATE: 07/01/08
EXHIBIT MAP DATE: 07/01/08

STORM DRAIN SECTION CONDITIONS OF APPROVAL, PHONE: (626) 458-4921

Prior to Improvement Plans Approval:

1. Comply with the requirements of the Drainage Concept / Hydrology Study / Standard Urban Stormwater Mitigation Plan (SUSMP), which was conceptually approved on 5/20/08 to the satisfaction of the Department of Public Works.

Name Jizbeth Cordova Date 8/11/08 Phone (626) 458-4921

The subdivision shall conform to the design standards and policies of Public Works, in particular, but not limited to the following items:

REQUIREMENTS PRIOR TO GRADING PLAN APPROVAL:

1. Notarized covenants, in a form approved by Public Works, shall be obtained from all impacted offsite property owners, as determined by Public Works, and shall be recorded by the applicant. The number of offsite covenants will be determined by Public Works based on proposed off-site grading work or off-site drainage impacts. Covenants must be prepared by the applicant's consultants and submitted to Public Works for review and approval. By acceptance of this condition, the applicant acknowledges and agrees that this condition does not require the construction or installation of an off-site improvement, and that the offsite covenants referenced above do not constitute an offsite easement, license, title or interest in favor of the County. Therefore, the applicant acknowledges and agrees that the provisions of Government Code Section 66462.5 do not apply to this condition and that the County shall have no duty or obligation to acquire by negotiation or by eminent domain any land or any interest in any land in connection with this condition.
2. Provide approval of:
 - a. The latest drainage concept/hydrology/Standard Urban Stormwater Mitigation Plan (SUSMP) by the Storm Drain and Hydrology Section of Land Development Division.
 - b. The grading plan by the Geotechnical & Materials Engineering Division (GMED).

REQUIREMENTS PRIOR TO FINAL MAP RECORDATION:

3. Submit a grading plan for approval. The grading plan must show and call out the following items, including but not limited to: construction of all drainage devices and details, paved driveways, elevation and drainage of all pads, SUSMP devices (if applicable), and any required landscaping and irrigation not within a common area or maintenance easement. Acknowledgement and/or approval from all easement holders may be required.
4. Provide a draft copy of the CC&Rs

Name

J. E. Fluy

Date

7/31/08

Phone (626) 458-4921

County of Los Angeles Department of Public Works
 GEOTECHNICAL AND MATERIALS ENGINEERING DIVISION
 GEOLOGIC REVIEW SHEET
 900 So. Fremont Ave., Alhambra, CA 91803
 TEL. (626) 458-4925

DISTRIBUTION
 _____ Geologist
 _____ Soils Engineer
 1 GMED File
 1 Subdivision

TENTATIVE TRACT MAP _____ 63243
 SUBDIVIDER _____ Anastasi
 ENGINEER _____ R.T. Quinn & Associates, Inc.
 GEOLOGIST _____
 SOILS ENGINEER _____ NorCal Engineering

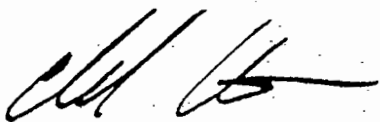
TENTATIVE MAP DATED _____ 7/1/08 (Revised)
 LOCATION _____ Harbor City
 GRADING BY SUBDIVIDER [Y] (Y or N) – 2000 yds.²
 REPORT DATE _____
 REPORT DATE 7/18/06, 6/14/05

TENTATIVE MAP FEASIBILITY IS RECOMMENDED FOR APPROVAL FROM A GEOLOGIC STANDPOINT

THE FOLLOWING INFORMATION IS APPLICABLE TO THIS DIVISION OF LAND:

- The Final Map does *not* need to be reviewed by GMED.
- Geology and/or soils engineering reports may be required prior to approval of building or grading plans.
- The Soils Engineering review dated 7/25/08 is attached.

Prepared by


 Charles Nestle

Reviewed by _____

Date

7/23/08

Please complete a Customer Service Survey at <http://dpw.lacounty.gov/go/gmedsurvey>

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
GEOTECHNICAL AND MATERIALS ENGINEERING DIVISION

SOILS ENGINEERING REVIEW SHEET

Address: 900 S. Fremont Ave., Alhambra, CA 91803
Telephone: (626) 458-4925
Fax: (626) 458-4913

District Office 12.0
PCA LX001129
Sheet 1 of 1

Tentative Tract Map 63243
Location 223rd Street, Harbor City
Developer/Owner Anastasi
Engineer/Architect R.T. Quinn & Associates, Inc.
Soils Engineer NorCal Engineering
Geologist ---

DISTRIBUTION:

___ Drainage
___ Grading
___ Geo/Soils Central File
___ District Engineer
___ Geologist
___ Soils Engineer
___ Engineer/Architect

Review of:

Tentative Tract Map and Exhibit Dated by Regional Planning 7/1/08 (rev.)
Soils Engineering Report Dated 6/14/05
Soils Engineering Addendum Dated 7/18/06
Previous Review Sheet Dated 3/19/08

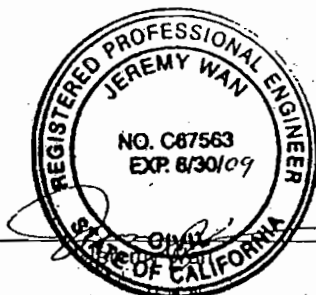
ACTION:

Tentative Map feasibility is recommended for approval, subject to condition below:

REMARKS:

At the grading plan stage, submit two sets of grading plans to the Soils Section for verification of compliance with County codes and policies.

NOTE(S) TO THE PLAN CHECKER/BUILDING AND SAFETY DISTRICT ENGINEER:
ONSITE SOILS HAVE A MEDIUM EXPANSION POTENTIAL AND ARE CORROSIVE TO FERROUS METALS.



Prepared by _____

Date 7/25/08

Please complete a Customer Service Survey at <http://dpw.lacounty.gov/golgmetsurvey>.

NOTICE: Public safety, relative to geotechnical subsurface exploration, shall be provided in accordance with current codes for excavations, inclusive of the Los Angeles County Code, Chapter 11.48, and the State of California, Title 8, Construction Safety Orders.

P:\gmepub\Soils Review\Jeremy\TR 63243, 223rd Street, Harbor City, TTM-A_6.doc

TENTATIVE MAP DATED 07-01-2008
EXHIBIT MAP DATED 07-01-2008

The subdivision shall conform to the design standards and policies of Public Works, in particular, but not limited to the following items:

1. Dedicate the right to restrict vehicular access on 223rd Street.
2. Close any unused driveway with standard curb, gutter, and sidewalk along the property frontage on 223rd Street.
3. Construct parkway improvements (driveway, landings, sidewalk etc.) that either serve or form a part of a Pedestrian Access Route to meet current Americans with Disabilities Act (ADA) requirements to the satisfaction of Public Works.
4. Plant street trees along the property frontage on 223rd Street.
5. Comply with the following street lighting requirements:
 - a. Provide street lights on concrete poles with underground wiring along the property frontage on 223rd Street to the satisfaction of Public Works. Submit street lighting plans as soon as possible for review and approval to the Street Lighting Section of the Traffic and Lighting Division. For additional information, please contact the Street Lighting Section at (626) 300-4726.
 - b. The proposed development, or portions thereof, are not within an existing Lighting District. Annexation and assessment balloting are required. Upon tentative map approval, the applicant shall comply with conditions listed below in order for the Lighting District to pay for the future operation and maintenance of the street lights. The Board of Supervisors must approve the annexation and levy of assessment (should assessment balloting favor levy of assessment) prior to filing of the final subdivision maps for each area with the Registrar-Recorder/County Clerk.
 - (1) Request the Street Lighting Section to commence annexation and levy of assessment proceedings.
 - (2) Provide business/property owner's name(s), mailing address(es), site address, Assessor Parcel Number(s), and Parcel Boundaries in either Microstation or Auto CADD format of territory to be developed to the Street Lighting Section.
 - (3) Submit a map of the proposed development including any roadways

TENTATIVE MAP DATED 07-01-2008
EXHIBIT MAP DATED 07-01-2008

conditioned for street lights that are outside the proposed project area to Street Lighting Section. Contact the Street Lighting Section for map requirements and with any questions at (626) 300-4726.

- c. The annexation and assessment balloting process takes approximately ten to twelve months to complete once the above information is received and approved. Therefore, untimely compliance with the above will result in a delay in receiving approval of the street lighting plans or in filing the final subdivision map for recordation. Information on the annexation and the assessment balloting process can be obtained by contacting Street Lighting Section at (626) 300-4726.
 - d. For acceptance of street light transfer of billing, the area must be annexed into the Lighting District and all street lights in the development, or the current phase of the development, must be constructed according to Public Works approved plans. The contractor shall submit one complete set of "as-built" plans. Provided the above conditions are met, all street lights in the development, or the current phase of the development, have been energized, and the developer has requested a transfer of billing at least by January 1 of the previous year, the Lighting District can assume responsibility for the operation and maintenance of the street lights by July 1 of any given year. The transfer of billing could be delayed one or more years if the above conditions are not met.
6. Underground all existing service lines and distribution lines that are less than 50 KV and new utility lines to the satisfaction of Public Works and Southern California Edison. Please contact Construction Division at (626) 458-3129 for new location of any above ground utility structure in the parkway.
 7. Prior to final map approval, enter into an agreement with the County franchised cable TV operator (if an area is served) to permit the installation of cable in a common utility trench to the satisfaction of Public Works; or provide documentation that steps to provide cable TV to the proposed subdivision have been initiated to the satisfaction of Public Works.

JN for AHN

PC

Prepared by Patricia Constanza
tr63243r-rev4.doc


Phone (626) 458-4921

Date 07-25-2008

TENTATIVE MAP DATED 07-01-2008
EXHIBIT MAP DATED 07-01-2008

The subdivision shall conform to the design standards and policies of Public Works, in particular, but not limited to the following items:

1. The subdivider shall install and dedicate main line sewers and serve each building with a separate house lateral or have approved and bonded sewer plans on file with Public Works.
2. A sewer area study for the proposed subdivision (PC12067AS, dated 06-12-2008) was reviewed and approved. No additional mitigation measures are required. The sewer area study shall be invalidated should the total number of dwelling units, increase, the density increases, dwelling units occur on previously identified building restricted lots, change in the proposed sewer alignment, increase in tributary sewershed, change of the sewer collection points, or the adoption of a land use plan or a revision to the current plan. A revision to the approved sewer area study may be allowed at the discretion of the Director of Public Works. The approved sewer area study shall remain valid for two years after initial approval of the tentative map. After this period of time, an update of the area study shall be submitted by the applicant if determined to be warranted by Public Works.
3. Provide a digital copy (PDF Format) of the approved area study and/or approved sewer improvement plans.
4. The subdivider shall send a print of the land division map to the County Sanitation District with a request for annexation. The request for annexation must be approved prior to final map approval.
5. Easements are required, subject to review by Public Works to determine the final locations and requirements.


Prepared by Imelda Ng
tr63243s-rev4.doc


Phone (626) 458-4921

Date 08-11-2008

TENTATIVE MAP DATED 07-01-2008
EXHIBIT MAP DATED 07-01-2008

The subdivision shall conform to the design standards and policies of Public Works, in particular, but not limited to the following items:

1. A water system maintained by the water purveyor, with appurtenant facilities to serve all buildings in the land division, must be provided. The system shall include fire hydrants of the type and location (both on-site and off-site) as determined by the Fire Department. The water mains shall be sized to accommodate the total domestic and fire flows.
2. There shall be filed with Public Works a statement from the water purveyor indicating that the water system will be operated by the purveyor, and that under normal conditions, the system will meet the requirements for the land division, and that water service will be provided to each building.
3. If needed, easements shall be granted to the County, appropriate agency or entity for the purpose of ingress, egress, construction and maintenance of all infrastructures constructed for this land division to the satisfaction of Public Works.
4. Submit landscape and irrigation plans for each multi-family lot in the land division, with landscape area greater than 2,500 square feet, in accordance with the Water Efficient Landscape Ordinance.

Prepared by  Lana Radle
tr63243w-rev4.doc

Phone (626) 458-4921

Date 08-11-2008



COUNTY OF LOS ANGELES

FIRE DEPARTMENT

5823 Rickenbacker Road
Commerce, California 90040

RP - Jodie

CONDITIONS OF APPROVAL FOR SUBDIVISION - UNINCORPORATED

Subdivision: TR 63243 Map Date July 01, 2008 - Ex. A

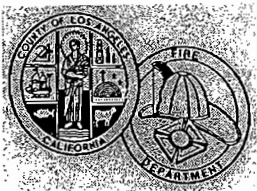
C.U.P. _____ Map Grid 0743D

- ☐ FIRE DEPARTMENT HOLD on the tentative map shall remain until verification from the Los Angeles County Fire Dept. Planning Section is received, stating adequacy of service. Contact (323) 881-2404.
- ☒ Access shall comply with Title 21 (County of Los Angeles Subdivision Code) and Section 902 of the Fire Code, which requires all weather access. All weather access may require paving.
- ☒ Fire Department access shall be extended to within 150 feet distance of any exterior portion of all structures.
- ☒ Where driveways extend further than 150 feet and are of single access design, turnarounds suitable for fire protection equipment use shall be provided and shown on the final map. Turnarounds shall be designed, constructed and maintained to insure their integrity for Fire Department use. Where topography dictates, turnarounds shall be provided for driveways that extend over 150 feet in length.
- ☒ The private driveways shall be indicated on the final map as "Private Driveway and Firelane" with the widths clearly depicted. Driveways shall be maintained in accordance with the Fire Code.
- ☒ Vehicular access must be provided and maintained serviceable throughout construction to all required fire hydrants. All required fire hydrants shall be installed, tested and accepted prior to construction.
- ☐ This property is located within the area described by the Fire Department as "Very High Fire Hazard Severity Zone" (formerly Fire Zone 4). A "Fuel Modification Plan" shall be submitted and approved prior to final map clearance. (Contact: Fuel Modification Unit, Fire Station #32, 605 North Angeleno Avenue, Azusa, CA 91702-2904, Phone (626) 969-5205 for details).
- ☒ Provide Fire Department or City approved street signs and building access numbers prior to occupancy.
- ☐ Additional fire protection systems shall be installed in lieu of suitable access and/or fire protection water.
- ☐ The final concept map, which has been submitted to this department for review, has fulfilled the conditions of approval recommended by this department for access only.
- ☐ These conditions must be secured by a C.U.P. and/or Covenant and Agreement approved by the County of Los Angeles Fire Department prior to final map clearance.
- ☐ The Fire Department has no additional requirements for this division of land.

Comments: Access as shown on the Exhibit Map is adequate.

By Inspector: Juan C. Padilla Date August 14, 2008

Land Development Unit - Fire Prevention Division - (323) 890-4243, Fax (323) 890-9783



COUNTY OF LOS ANGELES

RE DEPARTMENT

5823 Rickenbacker Road
Commerce, California 90040

WATER SYSTEM REQUIREMENTS - UNINCORPORATED

Subdivision No. TR 63243 Tentative Map Date July 01, 2008 - Ex. A

Revised Report _____

- ☐ The County Forester and Fire Warden is prohibited from setting requirements for water mains, fire hydrants and fire flows as a condition of approval for this division of land as presently zoned and/or submitted. However, water requirements may be necessary at the time of building permit issuance.
- ☒ The required fire flow for public fire hydrants at this location is 2500 gallons per minute at 20 psi for a duration of 2 hours, over and above maximum daily domestic demand. 2 Hydrant(s) flowing simultaneously may be used to achieve the required fire flow.
- ☐ The required fire flow for private on-site hydrants is _____ gallons per minute at 20 psi. Each private on-site hydrant must be capable of flowing _____ gallons per minute at 20 psi with two hydrants flowing simultaneously, one of which must be the furthest from the public water source.
- ☒ Fire hydrant requirements are as follows:
- Install 1 public fire hydrant(s). Verify / Upgrade existing _____ public fire hydrant(s).
- Install _____ private on-site fire hydrant(s).
- ☒ All hydrants shall measure 6"x 4"x 2-1/2" brass or bronze, conforming to current AWWA standard C503 or approved equal. All on-site hydrants shall be installed a minimum of 25' feet from a structure or protected by a two (2) hour rated firewall.
- ☒ Location: As per map on file with the office.
- ☐ Other location: _____
- ☒ All required fire hydrants shall be installed, tested and accepted or bonded for prior to Final Map approval. Vehicular access shall be provided and maintained serviceable throughout construction.
- ☐ The County of Los Angeles Fire Department is not setting requirements for water mains, fire hydrants and fire flows as a condition of approval for this division of land as presently zoned and/or submitted.
- ☒ Additional water system requirements will be required when this land is further subdivided and/or during the building permit process.
- ☐ Hydrants and fire flows are adequate to meet current Fire Department requirements.
- ☐ Fire hydrant upgrade is not necessary, if existing hydrant(s) meet(s) fire flow requirements. Submit original water availability form to our office.

Comments: The required fire hydrant shall be installed and tested or bonded for prior to Final Map clearance.

All hydrants shall be installed in conformance with Title 20, County of Los Angeles Government Code and County of Los Angeles Fire Code, or appropriate city regulations. This shall include minimum six-inch diameter mains. Arrangements to meet these requirements must be made with the water purveyor serving the area.

By Inspector Juan C. Padilla Date August 14, 2008

Land Development Unit – Fire Prevention Division – (323) 890-4243, Fax (323) 890-9783



LOS ANGELES COUNTY
DEPARTMENT OF PARKS AND RECREATION



PARK OBLIGATION REPORT

Tentative Map # 63243

DRP Map Date: 07/01/2008

SCM Date: / /

Report Date: 08/18/2008

Park Planning Area # 21

WEST CARSON

Map Type: REV. (REV RECD)

Total Units = Proposed Units + Exempt Units

Sections 21.24.340, 21.24.350, 21.28.120, 21.28.130, and 21.28.140, the County of Los Angeles Code, Title 21, Subdivision Ordinance provide that the County will determine whether the development's park obligation is to be met by:

- 1) the dedication of land for public or private park purpose or,
- 2) the payment of in-lieu fees or,
- 3) the provision of amenities or any combination of the above.

The specific determination of how the park obligation will be satisfied will be based on the conditions of approval by the advisory agency as recommended by the Department of Parks and Recreation.

Park land obligation in acres or in-lieu fees:

ACRES:	0.13
IN-LIEU FEES:	\$47,081

Conditions of the map approval:

The park obligation for this development will be met by:

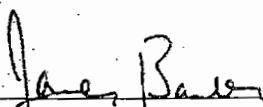
The payment of \$47,081 in-lieu fees.

Trails:

No trails.

Contact Patrocenia T. Sobrepeña, Departmental Facilities Planner I, Department of Parks and Recreation, 510 South Vermont Avenue, Los Angeles, California, 90020 at (213) 351-5120 for further information or an appointment to make an in-lieu fee payment.

For information on Hiking and Equestrian Trail requirements contact Trail Coordinator at (213) 351-5135.

By: 
James Barber, Developer Obligations/Land Acquisitions

Supv D 2nd
August 13, 2008 10:56:51
QMB02F.FRX



LOS ANGELES COUNTY
DEPARTMENT OF PARKS AND RECREATION



PARK OBLIGATION WORKSHEET

Tentative Map # 63243

DRP Map Date: 07/01/2008

SMC Date: / /

Report Date: 08/18/2008

Park Planning Area # 21

WEST CARSON

Map Type: REV. (REV RECD)

The formula for calculating the acreage obligation and or In-lieu fee is as follows:

$$(P)\text{people} \times (0.003) \text{ Goal} \times (U)\text{units} = (X) \text{ acres obligation}$$

$$(X) \text{ acres obligation} \times \text{RLV/Acre} = \text{In-Lieu Base Fee}$$

Where: P =

Estimate of number of People per dwelling unit according to the type of dwelling unit as determined by the 2000 U.S. Census*. Assume * people for detached single-family residences; Assume * people for attached single-family (townhouse) residences, two-family residences, and apartment houses containing fewer than five dwelling units; Assume * people for apartment houses containing five or more dwelling units; Assume * people for mobile homes.

Goal =

The subdivision ordinance allows for the goal of 3.0 acres of park land for each 1,000 people generated by the development. This goal is calculated as "0.0030" in the formula.

U =

Total approved number of Dwelling Units.

X =

Local park space obligation expressed in terms of acres.

RLV/Acre =

Representative Land Value per Acre by Park Planning Area.

Total Units = Proposed Units + Exempt Units

	People	Goal 3.0 Acres / 1000 People	Number of Units	Acre Obligation
Detached S.F. Units	3.23	0.0030	0	0.00
M.F. < 5 Units	2.70	0.0030	8	0.06
M.F. >= 5 Units	2.17	0.0030	11	0.07
Mobile Units	2.00	0.0030	0	0.00
Exempt Units			0	
Total Acre Obligation =				0.13

Park Planning Area = 21 WEST CARSON

Goal	Acre Obligation	RLV / Acre	In-Lieu Base Fee
@(0.0030)	0.13	\$362,161	\$47,081

Lot #	Provided Space	Provided Acres	Credit (%)	Acre Credit	Land
None					
Total Provided Acre Credit:				0.00	

Acre Obligation	Public Land Crdt.	Priv. Land Crdt.	Net Obligation	RLV / Acre	In-Lieu Fee Due
0.13	0.00	0.00	0.13	\$362,161	\$47,081



COUNTY OF LOS ANGELES

Public Health

JONATHAN E. FIELDING, M.D., M.P.H.
Director and Health Officer

JONATHAN E. FREEDMAN
Acting Chief Deputy

ANGELO J. BELLOMO, REHS
Director of Environmental Health

ALFONSO MEDINA, REHS
Director of Environmental Protection Bureau
5050 Commerce Drive
Baldwin Park, California 91706
TEL (626) 430-5280 • FAX (626) 960-2740

www.publichealth.lacounty.gov



BOARD OF SUPERVISORS

Gloria Molina
First District

Yvonne B. Burke
Second District

Zev Yaroslavsky
Third District

Don Knabe
Fourth District

Michael D. Antonovich
Fifth District

August 13, 2008

RFS No. 08-0020604

Tract Map No. 063243

Vicinity: Torrance

Tentative Tract Map Date: July 1, 2008 (4th Revision)

The County of Los Angeles Department of Public Health has no objection to this subdivision and **Tentative Tract Map 063243** has been cleared for public hearing. The following conditions of approval still apply and are in force:

1. Potable water will be supplied by the **California Water Service Company**, a public water system.
2. Sewage disposal will be provided through the public sewer and wastewater treatment facilities of the **Los Angeles County Sanitation District** as proposed.

If you have any questions or need additional information, please contact me at (626) 430-5380.

Respectfully,

Becky Valenti, E.H.S. IV
Land Use Program

COUNTY OF LOS ANGELES
DEPARTMENT OF REGIONAL PLANNING
320 WEST TEMPLE STREET
LOS ANGELES, CALIFORNIA 90012

NEGATIVE DECLARATION

PROJECT NUMBER: TR 063243, RENV200500207, RCUP200500236, RZCT200500022, RPAT200500011.

1. DESCRIPTION:

The proposed project is an application for a tract map for 20 attached townhomes in four buildings. Applicant is applying for a general plan amendment to change the land use designation from Category 1-Low Density Residential to Category 3 Medium Density Residential, a zone change from A-1 (Light Agriculture) to R-3-DP (Limited Multiple), and a DP Conditional Use Permit. Ingress and egress will be provided by a driveway from 223rd Street to garages below each of the units. A total of 65 parking spaces will be provided, five of which will be for guests. A tot lot will be provided on site. An existing house and garage on the property will be demolished. There will be approximately 3,000 cubic yards (cy) of grading, including 1,000 cy of cut and 2,000 cy of fill.

2. LOCATION:

1028 West 223rd Street, Torrance, CA 90502

3. PROPONENT:

*Lloyd R. Anastasi
1250 8th Street
Manhattan Beach, CA 90266*

4. **FINDINGS OF NO SIGNIFICANT EFFECT:**

BASED ON THE ATTACHED INITIAL STUDY, IT HAS BEEN DETERMINED THAT THE PROJECT WILL NOT HAVE A SIGNIFICANT EFFECT ON THE ENVIRONMENT.

5. **LOCATION AND CUSTODIAN OF RECORD OF PROCEEDINGS:**

**THE LOCATION AND CUSTODIAN OF THE RECORD OF PROCEEDINGS ON WHICH ADOPTION OF THIS NEGATIVE DECLARATION IS BASED IS:
DEPARTMENT OF REGIONAL PLANNING, 320 WEST TEMPLE STREET, LOS ANGELES, CA 90012**

PREPARED BY: *Anthony Curzi*

DATE: *April 1, 2008*



***** INITIAL STUDY *****

COUNTY OF LOS ANGELES
DEPARTMENT OF REGIONAL PLANNINGGENERAL INFORMATION

I.A. Map Date: 08/22/07 Staff Member: Anthony Curzi
Thomas Guide: 764-A7 USGS Quad: Torrance
Location: 1028 W. 223rd Street, Torrance, CA 90502

Description of Project: Application for Tract Map for 20 attached townhomes in four buildings.
Applicant is applying for a general plan amendment to change the land use designation from Category 1 Low Density Residential to Category 3 Medium Density Residential, a zone change from A-1 (Light Agriculture) to R-3-DP (Limited Multiple), and a DP Conditional Use Permit. Ingress and egress will be provided by a driveway from 223rd Street leading to garages below each of the units. A total of 65 parking spaces will be provided, five of which will be for guests. A tot lot will be provided on site. An existing house and garage on the property will be demolished. There will be approximately 3,000 cubic yards (c.y.) of grading.

Gross Acres: 0.92

Environmental Setting: The project site is located on the south side of 223rd Street, east of Meyler Street and west of Vermont Avenue. The City of Carson is to the east of the project site while the Cities of Los Angeles and Torrance are to the west. Surrounding land uses consist of single-family homes, duplexes, multi-family residences, a mobile home park, industrial uses, religious uses, kennels, a green house, a maintenance yard, a market, vacant lots, and a school. There are no oak trees on site or within 200 feet of the site.

Zoning: A-1(Light Agriculture)

General Plan: Category 1 Low Density Residential

Community/Area wide Plan: N/A

Major projects in area:

PROJECT NUMBER

DESCRIPTION & STATUS

TR 060027

Sixteen detached condominiums on 1.25 acres (pending).

TR 060481

Five single-family lots on 0.92 acres (approved).

TR 067784

One multi-family lot with 250 attached condominiums on 4.17 acres (pending).

PM 060843

Four single-family lots (recorded).

TR 063296

One multi-family lot with 58 attached condominiums on 3.13 acres (pending).

NOTE: For EIRs, above projects are not sufficient for cumulative analysis.

REVIEWING AGENCIES

Responsible Agencies

- ☐ None
- ☒ Regional Water Quality Control Board
- ☒ Los Angeles Region
- ☐ Lahontan Region
- ☐ Coastal Commission
- ☐ Army Corps of Engineers

Special Reviewing Agencies

- ☐ None
- ☐ Santa Monica Mountains Conservancy
- ☐ National Parks
- ☐ National Forest
- ☐ Edwards Air Force Base
- ☐ Resource Conservation District of Santa Monica Mtns. Area
- ☒ City of Los Angeles
- ☒ City of Torrance
- ☒ City of Carson
- ☒ DTSC

Regional Significance

- ☒ None
- ☐ SCAG Criteria
- ☐ Air Quality
- ☐ Water Resources
- ☐ Santa Monica Mtns. Area

Trustee Agencies

- ☒ None
- ☐ State Fish and Game
- ☐ State Parks

County Reviewing Agencies

- ☒ Subdivision Committee
- ☒ Public Health: Env. Hygiene

IMPACT ANALYSIS MATRIX		ANALYSIS SUMMARY (See individual pages for details)				
			Less than Significant Impact/No Impact			
			Less than Significant Impact with Project Mitigation			
					Potentially Significant Impact	
CATEGORY	FACTOR	Pg				Potential Concern
HAZARDS	1. Geotechnical	5	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	2. Flood	6	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	3. Fire	7	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	4. Noise	8	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
RESOURCES	1. Water Quality	9	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	2. Air Quality	10	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	3. Biota	11	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	4. Cultural Resources	12	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	5. Mineral Resources	13	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	6. Agriculture Resources	14	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	7. Visual Qualities	15	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
SERVICES	1. Traffic/Access	16	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	2. Sewage Disposal	17	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	3. Education	18	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	4. Fire/Sheriff	19	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	5. Utilities	20	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
OTHER	1. General	21	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	2. Environmental Safety	22	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	3. Land Use	23	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	4. Pop/Hous./Emp./Rec.	24	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	5. Mandatory Findings	25	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

Environmental Finding:

FINAL DETERMINATION: On the basis of this Initial Study, the Department of Regional Planning finds that this project qualifies for the following environmental document:

- ☒ **NEGATIVE DECLARATION**, inasmuch as the proposed project will not have a significant effect on the environment.

An Initial Study was prepared on this project in compliance with the State CEQA Guidelines and the environmental reporting procedures of the County of Los Angeles. It was determined that this project will not exceed the established threshold criteria for any environmental/service factor and, as a result, will not have a significant effect on the physical environment.

- ☐ **MITIGATED NEGATIVE DECLARATION**, in as much as the changes required for the project will reduce impacts to insignificant levels (see attached discussion and/or conditions).

An Initial Study was prepared on this project in compliance with the State CEQA Guidelines and the environmental reporting procedures of the County of Los Angeles. It was originally determined that the proposed project may exceed established threshold criteria. The applicant has agreed to modification of the project so that it can now be determined that the project will not have a significant effect on the physical environment. The modification to mitigate this impact(s) is identified on the Project Changes/Conditions Form included as part of this Initial Study.

- ☐ **ENVIRONMENTAL IMPACT REPORT***, inasmuch as there is substantial evidence that the project may have a significant impact due to factors listed above as "significant".

- ☐ At least one factor has been adequately analyzed in an earlier document pursuant to legal standards, and has been addressed by mitigation measures based on the earlier analysis as described on the attached sheets (see attached Form DRP/IA 101). The Addendum EIR is required to analyze only the factors changed or not previously addressed.

Reviewed by: Anthony Curzi *Anthony Curzi* Date: 12/06/07

Approved by: Paul McCarthy *Paul McCarthy* Date: 12/06/07

- ☐ This proposed project is exempt from Fish and Game CEQA filing fees. There is no substantial evidence that the proposed project will have potential for an adverse effect on wildlife or the habitat upon which the wildlife depends. (Fish & Game Code 753.5).

- ☐ Determination appealed – see attached sheet.

*NOTE: Findings for Environmental Impact Reports will be prepared as a separate document following the public hearing on the project.

HAZARDS - 1. Geotechnical

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project located in an active or potentially active fault zone, Seismic Hazards Zone, or Alquist-Priolo Earthquake Fault Zone?
b.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project site located in an area containing a major landslide(s)?
c.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project site located in an area having high slope instability?
d.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project site subject to high subsidence, high groundwater level, liquefaction, or hydrocompaction?
e.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the proposed project considered a sensitive use (school, hospital, public assembly site) located in close proximity to a significant geotechnical hazard?
f.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Will the project entail substantial grading and/or alteration of topography including slopes of over 25%?
g.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project be located on expansive soil, as defined in Table 18-1-B of Uniform Building Code (1994), creating substantial risks to life or property?
h.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other factors?

STANDARD CODE REQUIREMENTS

- | | |
|--|---|
| <input type="checkbox"/> Building Ordinance No. 2225 – Sections 308B, 309, 310, and 311 and Chapters 29 and 70 | |
| <input type="checkbox"/> MITIGATION MEASURES | <input type="checkbox"/> OTHER CONSIDERATIONS |
| <input type="checkbox"/> Lot Size | <input type="checkbox"/> Project Design |
| | <input type="checkbox"/> Approval of Geotechnical Report by DPW |

Applicant shall comply with all requirements of Subdivision Committee.

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on, or be impacted by, **geotechnical** factors?

- | | | |
|---|--|---|
| <input checked="" type="checkbox"/> Potentially significant | <input type="checkbox"/> Less than significant with project mitigation | <input checked="" type="checkbox"/> Less than significant/No Impact |
|---|--|---|

HAZARDS - 2. Flood

SETTING/IMPACTS

- | | Yes | No | Maybe | |
|----|-------------------------------------|-------------------------------------|--------------------------|--|
| a. | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Is the major drainage course, as identified on USGS quad sheets by a dashed line, located on the project site? |
| b. | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Is the project site located within or does it contain a floodway, floodplain, or designated flood hazard zone? |
| c. | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Is the project site located in or subject to high mudflow conditions? |
| d. | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Could the project contribute or be subject to high erosion and debris deposition from run-off? |
| e. | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Would the project substantially alter the existing drainage pattern of the site or area? |
| f. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Other factors (e.g., dam failure)? |

STANDARD CODE REQUIREMENTS

☐ Building Ordinance No. 2225 – Section 308A ☐ Ordinance No. 12,114 (Floodways)

☐ Approval of Drainage Concept by DPW

☐ MITIGATION MEASURES

☐ OTHER CONSIDERATIONS

☐ Lot Size ☐ Project Design

Applicant shall comply with all requirements of Subdivision Committee.

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on, or be impacted by **flood (hydrological)** factors?

☒ Potentially significant

☐ Less than significant with project mitigation

☒ Less than significant/No impact

HAZARDS - 3. Fire

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project site located in a Very High Fire Hazard Severity Zone (Fire Zone 4)?
b.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project site in a high fire hazard area and served by inadequate access due to lengths, width, surface materials, turnarounds or grade?
c.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Does the project site have more than 75 dwelling units on a single access in a high fire hazard area?
d.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project site located in an area having inadequate water and pressure to meet fire flow standards?
e.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project located in close proximity to potential dangerous fire hazard conditions/uses (such as refineries, flammables, explosives manufacturing)?
f.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Does the proposed use constitute a potentially dangerous fire hazard?
g.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other factors?

STANDARD CODE REQUIREMENTS

- ☐ Water Ordinance No. 7834
 ☐ Fire Ordinance No. 2947
 ☐ Fire Regulation No. 8
☐ Fuel Modification / Landscape Plan

☐ MITIGATION MEASURES

☒ OTHER CONSIDERATIONS

- ☐ Project Design
 ☐ Compatible Use

Applicant shall comply with all requirements of Subdivision Committee.

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on, or be impacted by fire hazard factors?

☒ Potentially significant

☐ Less than significant with project mitigation

☒ Less than significant/No impact

HAZARDS - 4. Noise

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Is the project site located near a high noise source (airports, railroads, freeways, industry)? <i>Harbor Freeway located approximately 0.5 miles away. Industrial uses within 500'.</i>
b.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Is the proposed use considered sensitive (school, hospital, senior citizen facility) or are there other sensitive uses in close proximity? <i>School located west of project site. Hospital one-quarter mile north.</i>
c.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Could the project substantially increase ambient noise levels including those associated with special equipment (such as amplified sound systems) or parking areas associated with the project?
d.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Would the project result in a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels without the project? <i>Construction noise.</i>
e.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other factors?

STANDARD CODE REQUIREMENTS

☐ Noise Control (Title 12 – Chapter 8) ☐ Uniform Building Code (Title 26 - Chapter 35)

☐ MITIGATION MEASURES

☒ OTHER CONSIDERATIONS

☐ Lot Size ☐ Project Design ☒ Compatible Use

Consultation with Environmental Hygiene.

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on, or be adversely impacted by noise?

☒ Potentially significant

☐ Less than significant with project mitigation

☒ Less than significant/No impact

RESOURCES - 1. Water Qua

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project site located in an area having known water quality problems and proposing the use of individual water wells?
b.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Will the proposed project require the use of a private sewage disposal system?
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	If the answer is yes, is the project site located in an area having known septic tank limitations due to high groundwater or other geotechnical limitations or is the project proposing on-site systems located in close proximity to a drainage course?
c.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Could the project's associated construction activities significantly impact the quality of groundwater and/or storm water runoff to the storm water conveyance system and/or receiving water bodies?
	<i>NPDES Permit</i>			
d.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Could the project's post-development activities potentially degrade the quality of storm water runoff and/or could post-development non-storm water discharges contribute potential pollutants to the storm water conveyance system and/or receiving bodies?
e.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other factors?

STANDARD CODE REQUIREMENTS

- | | |
|--|---|
| <input type="checkbox"/> Industrial Waste Permit | <input type="checkbox"/> Health Code – Ordinance No.7583, Chapter 5 |
| <input type="checkbox"/> Plumbing Code – Ordinance No.2269 | <input checked="" type="checkbox"/> NPDES Permit Compliance (DPW) |

☐ MITIGATION MEASURES

- ☐ Lot Size ☐ Project Design ☐ Compatible Use

☐ OTHER CONSIDERATIONS

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on, or be adversely impacted by, water quality problems?

☒ Potentially significant

☐ Less than significant with project mitigation ☒ Less than significant/No impact

RESOURCES - 2. Air Quality

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Will the proposed project exceed the State's criteria for regional significance (generally (a) 500 dwelling units for residential users or (b) 40 gross acres, 650,000 square feet of floor area or 1,000 employees for non-residential uses)?
b.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the proposal considered a sensitive use (schools, hospitals, parks) and located near a freeway or heavy industrial use?
c.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Will the project increase local emissions to a significant extent due to increased traffic congestion or use of a parking structure or exceed AQMD thresholds of potential significance?
d.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Will the project generate or is the site in close proximity to sources that create obnoxious odors, dust, and/or hazardous emissions?
e.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project conflict with or obstruct implementation of the applicable air quality plan?
f.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project violate any air quality standard or contribute substantially to an existing or projected air quality violation?
g.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under applicable federal or state ambient air quality standard (including releasing emission which exceed quantitative thresholds for ozone precursors)?
h.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other factors?

STANDARD CODE REQUIREMENTS

☐ Health and Safety Code – Section 40506

☐ MITIGATION MEASURES

☐ Project Design ☐ Air Quality Report

☐ OTHER CONSIDERATIONS

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on, or be adversely impacted by, **air quality**?

☒ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No impact

RESOURCES - 3. Biota

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project site located within Significant Ecological Area (SEA), SEA Buffer, or coastal Sensitive Environmental Resource (ESHA, etc.), or is the site relatively undisturbed and natural?
b.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Will grading, fire clearance, or flood related improvements remove substantial natural habitat areas?
c.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is a drainage course located on the project site that is depicted on USGS quad sheets by a dashed blue line or that may contain a bed, channel, or bank of any perennial, intermittent or ephemeral river, stream, or lake?
d.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Does the project site contain a major riparian or other sensitive habitat (e.g. coastal sage scrub, oak woodland, sycamore riparian, woodland, wetland, etc.)?
e.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Does the project site contain oak or other unique native trees (specify kinds of trees)?
f.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project site habitat for any known sensitive species (federal or state listed endangered, etc.)?
g.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other factors (e.g., wildlife corridor, adjacent open space linkage)?

☐ MITIGATION MEASURES

☐ Lot Size ☐ Project Design

☐ OTHER CONSIDERATIONS

☐ ERB/SEATAC Review ☐ Oak Tree Permit

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on, biotic resources?

☒ Potentially significant

☐ Less than significant with project mitigation ☒ Less than significant/No impact

RESOURCES - 4. Archaeological/Historical/Paleontological

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project site in or near an area containing known archaeological resources or containing features (drainage course, spring, knoll, rock outcroppings, or oak trees) that indicate potential archaeological sensitivity?
b.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Does the project site contain rock formations indicating potential paleontological resources?
c.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Does the project site contain known historic structures or sites?
d.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project cause a substantial adverse change in the significance of a historical or archaeological resource as defined in 15064.5?
e.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?
f.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other factors?

☐ MITIGATION MEASURES

☐ OTHER CONSIDERATIONS

☐ Lot Size

☐ Project Design

☐ Phase 1 Archaeology Report

CONCLUSION

Considering the above information, could the project leave a significant impact (individually or cumulatively) on archaeological, historical, or paleontological resources?

☒ Potentially significant

☐ Less than significant with project mitigation

☒ Less than significant/No impact

RESOURCES - 5. Mineral Resources

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?
b.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project result in the loss of availability of a locally important mineral resource discovery site delineated on a local general plan, specific plan or other land use plan?
c.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other factors? <hr/> <hr/> <hr/>

☐ MITIGATION MEASURES

☐ OTHER CONSIDERATIONS

☐ Lot Size

☐ Project Design

CONCLUSION

Considering the above information, could the project leave a significant impact (individually or cumulatively) on mineral resources?

☒ Potentially significant

☐ Less than significant with project mitigation ☒ Less than significant/No impact

R. SOURCES - 6. Agriculture Resources

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency to non-agricultural use?
b.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project conflict with existing zoning for agricultural use, or a Williamson Act contract?
c.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project involve other changes in the existing environment that due to their location or nature, could result in conversion of Farmland, to non-agricultural use?
d.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other factors?

☐ MITIGATION MEASURES

☐ OTHER CONSIDERATIONS

☐ Lot Size

☐ Project Design

CONCLUSION

Considering the above information, could the project leave a significant impact (individually or cumulatively) on agriculture resources?

☒ Potentially Significant

☐ Less than significant with project mitigation ☒ Less than significant/No impact

RESOURCES - 7. Visual Qualities

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project site substantially visible from or will it obstruct views along a scenic highway (as shown on the Scenic Highway Element), or is it located within a scenic corridor or will it otherwise impact the viewshed?
b.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project substantially visible from or will it obstruct views from a regional riding or hiking trail?
c.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project site located in an undeveloped or undisturbed area that contains unique aesthetic features?
d.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the proposed use out-of-character in comparison to adjacent uses because of height, bulk, or other features?
e.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project likely to create substantial sun shadow, light or glare problems?
f.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other factors (e.g., grading or landform alteration)?

☐ MITIGATION MEASURES

☐ OTHER CONSIDERATIONS

☐ Lot Size

☐ Project Design

☐ Visual Report

☐ Compatible Use

CONCLUSION

Considering the above information, could the project leave a significant impact (individually or cumulatively) on scenic qualities?

☒ Potentially significant

☐ Less than significant with project mitigation ☒ Less than significant/No impact

SERVICES - 1. Traffic/Access

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Does the project contain 25 dwelling units or more and is it located in an area with known congestion problems (roadway or intersections)?
b.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Will the project result in any hazardous traffic conditions?
c.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Will the project result in parking problems with a subsequent impact on traffic conditions?
d.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Will inadequate access during an emergency (other than fire hazards) result in problems for emergency vehicles or residents/employees in the area?
e.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Will the congestion management program (CMP) Transportation Impact Analysis thresholds of 50 peak hour vehicles added by project traffic to a CMP highway system intersection or 150 peak hour trips added by project traffic to a mainline freeway link be exceeded?
f.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project conflict with adopted policies, plans, or program supporting alternative transportation (e.g., bus, turnouts, bicycle racks)?
g.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other factors?

☐ MITIGATION MEASURES

☐ OTHER CONSIDERATIONS

☐ Project Design ☐ Traffic Report

☐ Consultation with Traffic & Lighting Division

CONCLUSION

Considering the above information, could the project leave a significant impact (individually or cumulatively) on **traffic/access** factors?

☒ Potentially significant

☐ Less than significant with project mitigation ☒ Less than significant/No impact

SERVICES - 2. Sewage Disposal

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	If served by a community sewage system, could the project create capacity problems at the treatment plant?
b.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Could the project create capacity problems in the sewer lines serving the project site?
c.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other factors?

STANDARD CODE REQUIREMENTS

☐ Sanitary Sewers and Industrial Waste – Ordinance No. 6130

☐ Plumbing Code – Ordinance No. 2269

☐ MITIGATION MEASURES

☒ OTHER CONSIDERATIONS

Applicant shall comply with all requirements of Subdivision Committee.

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on the physical environment due to **sewage disposal** facilities?

☒ Potentially significant

☐ Less than significant with project mitigation ☒ Less than significant/No impact

SERVICES - 3. Education

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Could the project create capacity problems at the district level?
b.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Could the project create capacity problems at individual schools that will serve the project site?
c.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Could the project create student transportation problems?
d.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Could the project create substantial library impacts due to increased population and demand?
e.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other factors?

☐ MITIGATION MEASURES

☒ OTHER CONSIDERATIONS

☐ Site Dedication ☒ Government Code Section 65995 ☒ Library Facilities Mitigation Fee

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) relative to **educational** facilities/services?

☒ Potentially significant

☐ Less than significant with project mitigation ☒ Less than significant/No impact

SERVICES - 4. Fire/Sheriff Services

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Could the project create staffing or response time problems at the fire station or sheriff's substation serving the project site?
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Are there any special fire or law enforcement problems associated with the project or the general area?
c.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other factors?

☐ MITIGATION MEASURES

☐ OTHER CONSIDERATIONS

☐ Fire Mitigation Fee

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) relative to fire/sheriff services?

☒ Potentially significant

☐ Less than significant with project mitigation ☒ Less than significant/No impact

SERVICES - 5. Utilities/Other Services

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project site in an area known to have an inadequate public water supply to meet domestic needs or to have an inadequate ground water supply and proposes water wells?
b.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project site in an area known to have an inadequate water supply and/or pressure to meet fire fighting needs?
c.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Could the project create problems with providing utility services, such as electricity, gas, or propane?
d.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Are there any other known service problem areas (e.g., solid waste)?
e.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services or facilities (e.g., fire protection, police protection, schools, parks, roads)?
f.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other factors?

STANDARD CODE REQUIREMENTS

☐ Plumbing Code – Ordinance No. 2269
 ☐ Water Code – Ordinance No. 7834

☐ MITIGATION MEASURES

☐ Lot Size
 ☐ Project Design

☐ OTHER CONSIDERATIONS

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) relative to **utilities** services?

☒ Potentially significant
 ☐ Less than significant with project mitigation
 ☒ Less than significant/No impact

OTHER FACTORS - 1. Gene.

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Will the project result in an inefficient use of energy resources?
b.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Will the project result in a major change in the patterns, scale, or character of the general area or community?
c.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Will the project result in a significant reduction in the amount of agricultural land?
d.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other factors?

STANDARD CODE REQUIREMENTS

☐ State Administrative Code, Title 24, Part 5, T-20 (Energy Conservation)

☐ MITIGATION MEASURES

☐ OTHER CONSIDERATIONS

☐ Lot Size

☐ Project Design

☐ Compatible Use

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on the physical environment due to any of the above factors?

☒ Potentially significant

☐ Less than significant with project mitigation ☒ Less than significant/No impact

OTHER FACTORS - 2. Environmental Safety

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Are any hazardous materials used, transported, produced, handled, or stored on-site?
b.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Are any pressurized tanks to be used or any hazardous wastes stored on-site?
c.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Are any residential units, schools, or hospitals located within 500 feet and potentially adversely affected?
d.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Have there been previous uses that indicate residual soil toxicity of the site or is the site located within two miles downstream of a known groundwater contamination source within the same watershed? <i>Site previously used as nursery.</i>
e.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project create a significant hazard to the public or the environment involving the accidental release of hazardous materials into the environment?
f.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project emit hazardous emissions or handle hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?
g.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project be located on a site that is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would create a significant hazard to the public or environment?
h.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project result in a safety hazard for people in a project area located within an airport land use plan, within two miles of a public or public use airport, or within the vicinity of a private airstrip?
i.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?
j.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other factors?

☐ MITIGATION MEASURES
☐ Toxic Clean-up Plan

☒ OTHER CONSIDERATIONS

Phase I Environmental Assessment report required.

CONCLUSION

Considering the above information, could the project have a significant impact relative to public safety?

☒ Potentially significant

☐ Less than significant with project mitigation ☒ Less than significant/No impact

OTHER FACTORS - 3. Land Use

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Can the project be found to be inconsistent with the plan designation(s) of the subject property? <i>Applicant applying for plan change.</i>
b.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Can the project be found to be inconsistent with the zoning designation of the subject property? <i>Applicant applying for zone change.</i>
c.				Can the project be found to be inconsistent with the following applicable land use criteria:
	<input checked="" type="checkbox"/>	<input type="checkbox"/>		Hillside Management Criteria?
	<input checked="" type="checkbox"/>	<input type="checkbox"/>		SEA Conformance Criteria?
	<input type="checkbox"/>	<input type="checkbox"/>		Other?
d.	<input checked="" type="checkbox"/>	<input type="checkbox"/>		Would the project physically divide an established community?
e.	<input type="checkbox"/>	<input type="checkbox"/>		Other factors?

☐ MITIGATION MEASURES
 ☒ OTHER CONSIDERATIONS

Applicant shall comply with all requirements of the Subdivision Committee.

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on the physical environment due to **land use** factors?

☒ Potentially significant
 ☐ Less than significant with project mitigation
☒ Less than significant/No impact

OTHER FACTORS - 4. Population/Housing/Employment/Recreation

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Could the project cumulatively exceed official regional or local population projections?
b.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Could the project induce substantial direct or indirect growth in an area (e.g., through projects in an undeveloped area or extension of major infrastructure)?
c.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Could the project displace existing housing, especially affordable housing?
d.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Could the project result in substantial job/housing imbalance or substantial increase in Vehicle Miles Traveled (VMT)?
e.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Could the project require new or expanded recreational facilities for future residents?
f.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?
g.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other factors?

☐ MITIGATION MEASURES

☐ OTHER CONSIDERATIONS

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on the physical environment due to **population, housing, employment, or recreational** factors?

☒ Potentially significant

☐ Less than significant with project mitigation

☒ Less than significant/No impact

MANDATORY FINDINGS OF SIGNIFICANCE

Based on this Initial Study, the following findings are made:

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Does the project have possible environmental effects that are individually limited but cumulatively considerable? "Cumulatively considerable" means that the incremental effects of an individual project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.
c.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Will the environmental effects of the project cause substantial adverse effects on human beings, either directly or indirectly?

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on the environment?

☒ Potentially significant

☐ Less than significant with project mitigation

☒ Less than significant/No impact

SUMMARY OF PROCEEDINGS

LOS ANGELES COUNTY REGIONAL PLANNING COMMISSION

**PROJECT NO. TR063243-(2)
GENERAL PLAN AMENDMENT CASE NO. 200500011
ZONE CHANGE CASE NO. 200500022
CONDITIONAL USE PERMIT CASE NO. 200500236
VESTING TENTATIVE TRACT MAP NO. 063243
ENVIRONMENTAL ASSESSMENT CASE NO. 200500207**

The Los Angeles County Regional Planning Commission ("Commission") held a public hearing on June 10, 2009 for General Plan Amendment Case No. 200500011, Zone Change Case No. 200500022, Conditional Use Permit ("CUP") Case No. 200500236 and Vesting Tentative Tract Map No. 063243. The Commission took its final action on June 10, 2009, approving the Vesting Tentative Tract Map and CUP, and recommending to the Board adoption of the Zone Change and approval of the Plan Amendment. The project proposes to create a multi-family development of 19 new attached condominium units in four buildings on 0.92 gross acres. A Negative Declaration was prepared for the project, indicating that there will be less than/no significant impacts on the environment. The project is located at 1028 W. 223rd Street, in the Carson Zoned District and unincorporated community of West Carson, within the Second Supervisorial District.

Notice of public hearing was published in the "Daily Breeze" and "La Opinion" newspapers. Additionally, notices were mailed to property owners within a 500-foot radius of the subject property as well as those individuals and organizations on the Los Angeles County Department of Regional Planning ("Regional Planning") courtesy mailing lists. A public hearing sign was posted on the subject property. Project materials, including the staff report, tentative map, Exhibit "A" and environmental documentation, were mailed to the Carson Regional Library located at 151 E. Carson Street, Carson, CA 90745-2797. Original project materials are available at Regional Planning, 320 West Temple Street, Room 1382, Los Angeles. Project materials are also posted on the Regional Planning website, <http://planning.lacounty.gov/case.htm>.

June 10, 2009 Public Hearing

Staff presented the project, which includes a request to amend the Land Use Policy Map of the Los Angeles Countywide General Plan ("General Plan") from Category 1 (Low Density Residential - One to Six Dwelling Units Per Gross Acre) to Category 3 (Medium Density Residential - 12 to 22 Dwelling Units Per Gross Acre), to request change 0.81 net acres of existing A-1 (Light Agricultural - 5,000 Square Foot Minimum Required Lot Area) zoning to R-3-24U-DP (Limited Multiple Residence - 24 Dwelling Units Per Acre - Development Program), a tentative tract map for one multi-

vesting

Summary of RPC Proceedings
Project No. TR063243-(2)
Page 2 of 3

family lot with 19 new attached condominium units in four buildings, and a Conditional Use Permit ("CUP") for the Development Program ("DP") zone.

During the June 10, 2009 public hearing, the Commission heard a presentation from staff and testimony from the applicant's agent. No other testimony was heard. The owner, Mr. Lloyd Anastasi, attended the public hearing in support of his project, but did not testify.

During the June 10, 2009 public hearing, the Commission discussed the proposed development and the following project issues:

- Traffic along W. 223rd Street: The Commission asked the project consultant if it was necessary to place a "right turn only" sign at the proposed project driveway entrance. The consultant responded that, based on knowledge of the existing area, there are no issues with access at the proposed project location, and that a sign is not necessary. The Commission accepted the consultant's response and did not require a sign to be added to the project entrance.
- Proposed retaining wall height along the easterly side of the subject property: In its presentation, staff indicated that the retaining wall cross-section depicted on the Exhibit "A" did not exactly correspond to the cross-section depicted on the site plan sheet of the proposed building plans. Specifically, staff indicated that the Exhibit "A" cross-section depicted a "cut" retaining wall on the subject property, while the site plan cross-section depicted a "fill" retaining wall. Staff requested that the applicant clarify the retaining wall design and height for the Commission. The project consultant gave additional testimony and stated that the combined cut retaining wall and fence height depicted on the Exhibit "A" (11 feet) appeared accurate, and that the cross-section shown on the site plan is accurate in terms of the proposed fill retaining design. The Los Angeles County Department of Public Works ("Public Works") recommended one additional foot of wall height (12 feet maximum) to allow for changes during actual field work. The Commission was satisfied with the responses from the consultant and Public Works regarding the retaining wall height and design.
- Building design: The Commission stated that the design of the proposed buildings is "plain", looks like a "box", and should be "embellished" with more design detail articulation and color to match the aesthetic quality of newer adjacent residences. The project consultant responded that the proposed plans are "generic" at this stage and that he can work with staff at a later plan review stage to add more aesthetic features to the building design.

but is it cut
or fill
retaining?...

Summary of RPC Proceedings
Project No. TR063243-(2)
Page 3 of 3

- Green building/drought-tolerant landscaping: In its presentation, staff recommended to the Commission that an additional project condition be added in order to ensure project compliance with green building and drought-tolerant landscaping prior to the issuance of building permits. The Commission discussed green building compliance and agreed with staff's recommendation for an additional project condition to ensure compliance.

To address the above concerns, ^{fill or cut...} ~~The~~ Commission added the following project conditions of approval: 18

- ~~That~~ The side yard combined retaining wall and fence ~~be~~ allowed to a maximum height of 12 feet;
- A review by the Director of Planning (Revised Exhibit "A") for architectural design is required prior to building permit issuance to ensure design quality and consistency with the local community; ^{and}
- ~~An~~ Additional staff review of building and landscaping plans ^{is required} to ensure compliance with the County's green building and drought-tolerant landscaping ordinances prior to the issuance of building permits.

On June 10, 2009, the ~~Commission~~, after considering all the evidence, adopted the Negative Declaration, ^{and} approved the Vesting Tentative Tract Map and CUP, and recommended to the Board adoption of the Zone Change and approval of the General Plan Amendment. ^{of Supervisor}

SMT:jds
10/13/09

^{Los Angeles County}



Los Angeles County Department of Regional Planning
320 West Temple Street, Los Angeles, California 90012
Telephone (213) 974-6433

PROJ. NO. TR063243-(2)

VESTING TENTATIVE TRACT MAP NO. 063243

PLAN AMENDMENT CASE NO. 2005-00011-(2)

ZONE CHANGE CASE NO. 2005-00022-(2)

CUP CASE NO. 2005-00236-(2)

RPC/HO MEETING DATE

CONTINUE TO

AGENDA ITEM

7 a, b, c, d, e

PUBLIC HEARING DATE

June 10, 2009

APPLICANT Lloyd R. Anastasi	OWNER Lloyd R. Anastasi	REPRESENTATIVE Jim Marquez Planning and Design
---------------------------------------	-----------------------------------	--

REQUEST

General Plan Amendment: To amend the Los Angeles Countywide General Plan from Category 1 (Low Density Residential- One to Six Dwelling Units Per Gross Acre) to Category 3 (Medium Density Residential- 12 to 22 Dwelling Units Per Gross Acre).

Zone Change: To change 0.92 acres of existing A-1 (Light Agricultural- 5,000 Square Foot Minimum Required Lot Area) to R-3-24U-DP (Limited Multiple Residence- 24 Dwelling Units Per Net Acre- Development Program).

Conditional Use Permit: For the Development Program zone.

Vesting Tentative Tract Map: To create one multi-family lot with 19 attached units (townhomes) in four buildings on 0.92 gross acres.

LOCATION/ADDRESS

1028 W. 223rd Street

ACCESS

W. 223rd Street

ZONED DISTRICT

Carson

COMMUNITY

West Carson

EXISTING ZONING

A-1

SIZE 0.92 gross acres (0.81 net)	EXISTING LAND USE One single-family residence	SHAPE Rectangular	TOPOGRAPHY Flat
--	---	-----------------------------	---------------------------

SURROUNDING LAND USES & ZONING

North: Church, greenhouse, single-family residences, multi-plexes, school, kennel / A-1, M-1 (Light Manufacturing)

East: Single-family residences, church, kennel, duplexes, multi-plexes, maintenance yard, mobilehome park / M-1, R-3-17U-DP (Limited Multiple Residence - 17 Dwelling Units Per Acre - Development Program), A-1

South: Planned unit development, single-family residences, mobilehome park, light industrial/warehouse, market / RPD-5,000-12U (Residential Planned Development- 5,000 Square Foot Minimum Required Lot Area- 12 Dwelling Units Per Net Acre), A-1, M-1

West: Single-family residences, duplexes/ A-1, RPD-5,000-12DU

GENERAL PLAN	DESIGNATION	MAXIMUM DENSITY	CONSISTENCY
Los Angeles Countywide General Plan	Category 1 (Category 3 with Plan Amendment)	22 DU/ac (with Plan Amendment)	Yes (with Plan Amendment)

ENVIRONMENTAL STATUS

Negative Declaration - Project impacts have been determined to have less than significant/no effect on the environment.

DESCRIPTION OF SITE PLAN

The Vesting Tentative Tract Map and Exhibit "A", dated July 1, 2008, depict one multi-family lot with 19 attached condominium units (townhomes) on 0.92 gross acres. The townhomes are configured in four separate buildings varying from four to six units arranged throughout the project site. Each unit is three stories (living space on top of garage) and has a maximum height of 35 feet. A 28-foot wide private driveway and fire lane is proposed within the development, enabling the units to access W. 223rd Street. Each unit will have three covered parking spaces (57 total spaces), with a total of eight guest parking spaces proposed in four locations within the development. A minimum of 2,042 square feet (or 5.8 percent of the net project area) of open space area is proposed, to include a play area, planters, and front yard landscaping. There is one existing single-family residence proposed to be demolished. Approximately 1,000 cubic yards of cut and 2,000 cubic yards of fill grading are proposed.

KEY ISSUES

Please refer to Page 2 of this document.

TO BE COMPLETED ONLY ON CASES TO BE HEARD BY THE BOARD OF SUPERVISORS

STAFF CONTACT PERSON		
RPC HEARING DATE (S)	RPC ACTION DATE	RPC RECOMMENDATION
MEMBERS VOTING AYE	MEMBERS VOTING NO	MEMBERS ABSTAINING
STAFF RECOMMENDATION (PRIOR TO HEARING)		
SPEAKERS* (O) (F)	PETITIONS (O) (F)	LETTERS (O) (F)

* (O) = Opponents (F) = In Favor

COMMITTEE RECOMMENDATION

☒ APPROVAL☐ DENIAL☐ No improvements _____ 20 Acre Lots _____ 10 Acre Lots _____ 2½ Acre Lots _____ Sect 191.2☒ Street improvements _____ ☒ Paving _____ ☒ Curbs and Gutters _____ ☒ Street Lights_____ ☒ Street Trees _____ Traffic Signal(s) _____ ☒ Sidewalks _____ Off Site Paving☒ Water Mains and Hydrants ☒ Underground Utilities☒ Drainage Facilities (SUSMP)☒ Sewer☒ Park Dedication "In-Lieu Fee"

KEY ISSUES

Plan Amendment (Project Density): The General Plan Amendment to Category 3 will allow the requested residential density of 19 dwelling units. A maximum of six dwelling units is permitted on the subject property under the existing Category 1. The demand for housing in an infill area, along with the goal of efficiently utilizing existing infrastructure and services, justifies the higher density of the project.

Zone Change/Development Program: The project proposes three-story townhomes (two stories on top of parking) with a maximum height of 35 feet. Front, rear and side yard setbacks all comply with the standards of the R-3 zone proposed with the Zone Change request and CUP for the Development Program. A modification is proposed to allow combined "fill" retaining walls/fences up to a maximum height of 12 feet in the side yard setback. R-3 zoning exists on the adjacent property to the east, and a multi-family residential planned development exists to the south and west of the subject property, justifying the request for increased multi-family zoning.

RPC MEETING DATE
June 10, 2009

AGENDA ITEM NO.
7 a, b, c, d, e

REGIONAL PLANNING COMMISSION TRANSMITTAL CHECKLIST


PROJECT NO: TR063243-(2)

CASE NO. Vesting Tentative Tract Map No. 063243
General Plan Amendment Case No. 2005-00011-(2)
Zone Change Case No. 2005-00022-(2)
Conditional Use Permit Case No. 2005-00236-(2)

CONTACT PERSON: Mr. Jodie Sackett

- ☒ FACTUAL
- ☒ GIS-NET MAP
- ☒ THOMAS BROS. GUIDE PAGE (Identifying Subject Property)
- ☒ STAFF REPORT
- ☒ DRAFT PLAN AMENDMENT/ZONE CHANGE RESOLUTIONS
- ☒ DRAFT FINDINGS AND CONDITIONS
- ☒ ENVIRONMENTAL DOCUMENTS (Negative Declaration)
- ☒ BURDEN OF PROOF STATEMENTS (PA, ZC, CUP)
- ☒ CORRESPONDENCE
- ☐ PHOTOS
- ☐ GENERAL PLAN AMENDMENT/ZONE CHANGE EXHIBITS
- ☒ TENTATIVE TRACT MAP AND EXHIBIT "A"
- ☒ LANDSCAPE PLAN
- ☒ 500' LAND USE RADIUS MAP
- ☒ BUILDING PLANS (For the Development Program)

Reviewed By: _____



COMMITTEE RECOMMENDATION

☒ APPROVAL☐ DENIAL☐ No improvements _____ 20 Acre Lots _____ 10 Acre Lots _____ 2½ Acre Lots _____ Sect 191.2

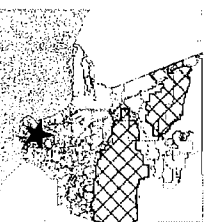
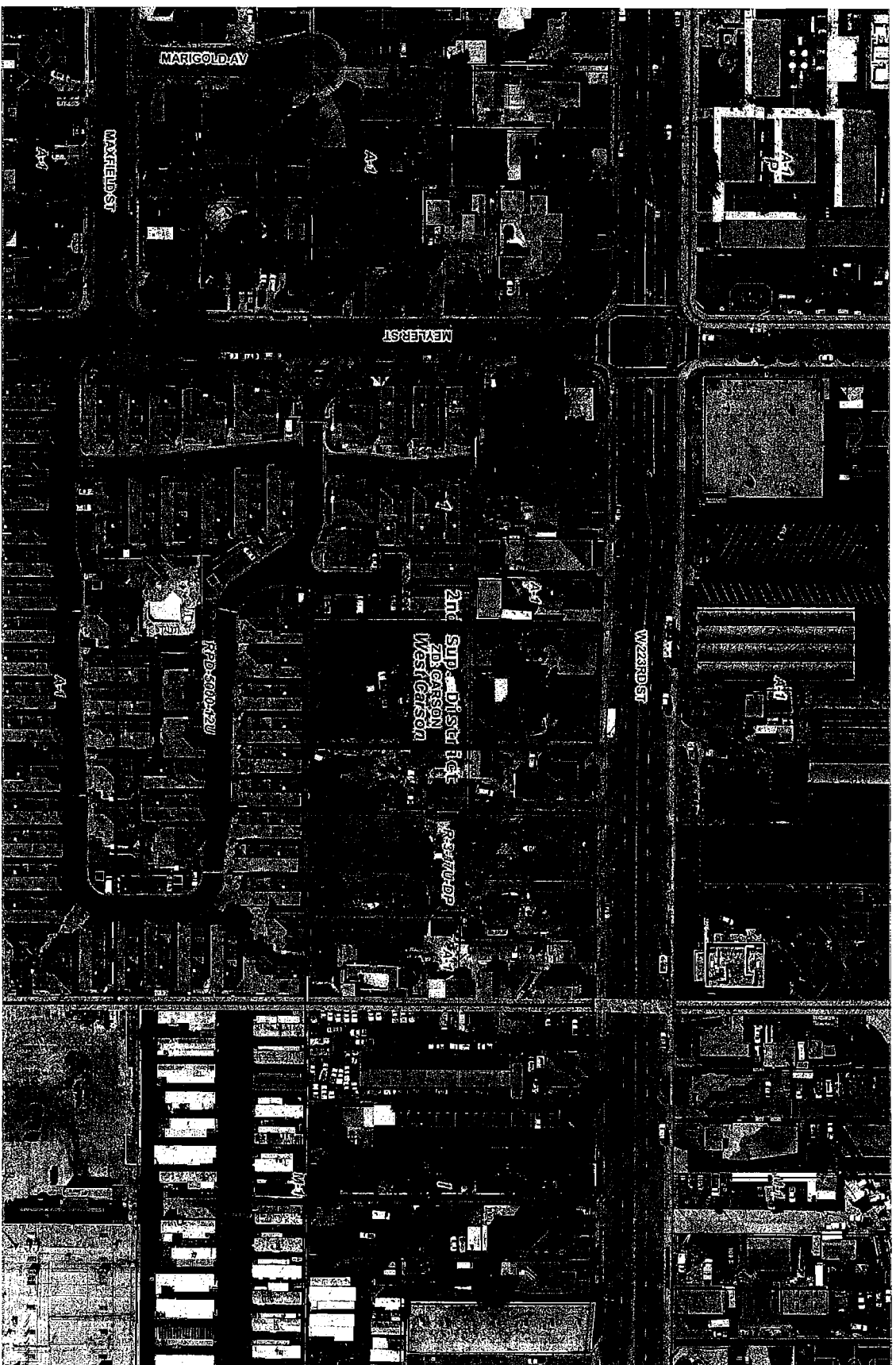
☒ Street improvements X Paving X Curbs and Gutters X Street Lights
 X Street Trees _____ Traffic Signal(s) X Sidewalks _____ Off Site Paving

☒ Water Mains and Hydrants ☒ Underground Utilities☒ Drainage Facilities (SUSMP)☒ Sewer☒ Park Dedication "In-Lieu Fee"

KEY ISSUES

Plan Amendment (Project Density): The General Plan Amendment to Category 3 will allow the requested residential density of 19 dwelling units. A maximum of six dwelling units is permitted on the subject property under the existing Category 1. The demand for housing in an infill area, along with the goal of efficiently utilizing existing infrastructure and services, justifies the higher density of the project.

Zone Change/Development Program: The project proposes three-story townhomes (two stories on top of parking) with a maximum height of 35 feet. Front, rear and side yard setbacks, and wall and fence heights all comply with the standards of the R-3 zone proposed with the Zone Change request and CUP for the Development Program. No modifications to the proposed R-3 zone are requested with the CUP. R-3 zoning exists on the adjacent property to the east, and a multi-family residential planned development exists to the south and west of the subject property, justifying the request for increased multi-family zoning.



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LOS ANGELES 60

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SEE 763 MAP

SEE 794 MAP

0 .125 .25 .375 .5 miles 1 in. = 1900 ft.

project site

90248

90745

90502

LOS ANGELES

GARDENA

CARSON

HARBOR

SAN DIEGO

CARSON

AVAILON

223RD

224TH ST

225TH ST

226TH ST

221ST

222ND

223RD

224TH

225TH

226TH

227TH

228TH

229TH

230TH

231ST

232ND

233RD

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279TH

280TH

281ST

282ND

283RD

284TH

285TH

286TH

287TH

288TH

289TH

290TH

291ST

292ND

293RD

294TH

295TH

296TH

297TH

298TH

299TH

300TH

PROJECT NO. TR063243-(2)
GENERAL PLAN AMENDMENT CASE NO. 2005-00011-(2)
ZONE CHANGE CASE NO. 2005-00022-(2)
VESTING TENTATIVE TRACT MAP NO. 063243-(2)
CONDITIONAL USE PERMIT CASE NO. 2005-00236-(2)

STAFF ANALYSIS

JUNE 10, 2009
REGIONAL PLANNING COMMISSION PUBLIC HEARING

PROJECT OVERVIEW

The applicant, Lloyd R. Anastasi, proposes to create a multi-family development of 19 attached condominium units in four buildings, with one common-use recreational area ("tot lot") on 0.92 gross acres. The subject property currently has one single-family residence and is located at 1028 W. 223rd Street in the Carson Zoned District. The subject project has been issued a Negative Declaration, as it has been determined to have less than/no significant impacts on the environment.

The main project issues include:

- Plan Amendment (Project Density): The amendment to the Los Angeles Countywide General Plan ("General Plan") to Category 3 (Medium Density Residential – 12 to 22 Dwelling Units Per Gross Acre) will allow the requested residential density of 19 dwelling units. A maximum of six dwelling units is permitted on the subject property under the existing Category 1 (Low Density Residential – 1 to 6 Dwelling Units Per Gross Acre). The demand for infill housing, along with the goal of efficiently utilizing existing infrastructure and services, justifies the higher density of the project.
- Zone Change/Development Program: The project proposes three-story townhomes (two stories on top of parking) with a maximum height of 35 feet. Front, rear and side yard setbacks, and wall and fence heights all comply with the standards of the R-3 (Limited Multiple Residence) zone proposed with the Zone Change request and Conditional Use Permit ("CUP") for the Development Program. No modifications to the proposed R-3 zone are requested with the CUP. R-3 zoning exists on the adjacent property to the east, and a multi-family residential planned development exists to the south and west of the subject property, justifying the request for increased multi-family zoning.

DESCRIPTION OF PROJECT PROPERTY

Location: The subject property is located at 1028 W. 223rd Street, within the Carson Zoned District and unincorporated community of West Carson.

Physical Features: The subject property is 0.92 gross (0.81 net) acres in size. It has a rectangular shape with level topography. The subject property currently has one detached single-family residence.

VESTING TENTATIVE TRACT MAP NO. 063243
GENERAL PLAN AMENDMENT CASE NO. 2005-00011-(2)
ZONE CHANGE CASE NO. 2005-00022-(2)
CONDITIONAL USE PERMIT CASE NO. 2005-00236-(2)

Page 2 of 12

Staff Analysis

Access: The proposed multi-family lot gains access directly from W. 223rd Street, an 80-foot wide secondary highway on the County Master Plan of Highways. One internal 26 foot-wide private driveway and fire lane provides access to W. 223rd Street.

Services: Potable water will be supplied by the California Water Company, a public water system, which will provide water connection and service to the proposed development. Sewage disposal will be provided by the existing public sewer and wastewater treatment facility of the Los Angeles County Sanitation District.

ENTITLEMENTS REQUESTED

General Plan Amendment Case No. 2005-00011-(2): The applicant is requesting to amend the General Plan from Category 1 to Category 3.

Zone Change Case No. 2005-00022-(2): The applicant is requesting to change 0.81 net acres of existing A-1 (Light Agricultural - 5,000 Square Foot Minimum Required Lot Area) zoning to R-3-24U-DP (Limited Multiple Residence - 24 Dwelling Units Per Net Acre - Development Program).

Conditional Use Permit Case No. 2005-00236-(2): The applicant is requesting approval of the CUP for the Development Program ("DP") zone.

Tentative Tract Map No. 063243: The applicant is requesting a subdivision to create one multi-family lot with 19 attached condominium units in four buildings (townhomes) on 0.92 gross acres.

EXISTING ZONING

The project site is currently zoned A-1. The surrounding areas within a 500-foot radius are zoned the following:

- North: A-1, M-1 (Light Manufacturing)
- East: M-1, R-3-17U-DP (Limited Multiple Residence - 17 Dwelling Units Per Net Acre - Development Program), A-1
- South: RPD-5,000-12U (Residential Planned Development - 5,000 Square Foot Minimum Required Lot Area - 12 Dwelling Units Per Net Acre), A-1, M-1
- West: A-1, RPD-5,000-12DU

EXISTING LAND USES

The subject property currently has one single-family dwelling to be removed. Surrounding uses within a 500-foot radius include the following:

Staff Analysis

- North: Church, greenhouse, single-family residences, multi-plex residences, school, kennel
- East: Single-family residences, church, kennel, duplexes, multi-plexes, maintenance yard, mobilehome park
- South: Townhomes, trailer park, food processing/warehouse, single-family residences, corner market
- West: Townhomes, single-family residences, elementary school

PREVIOUS CASE/ZONING HISTORY

The subject property was originally subdivided into a portion of Lot No. 39 of Tract Map No. 3239, recorded on June 13, 1919.

The existing A-1 zoning was created by Ordinance No. 6529 establishing the Carson Zoned District on October 6, 1954.

PROJECT DESCRIPTION

The Vesting Tentative Tract Map and Exhibit "A", dated July 1, 2008, depict one multi-family lot with 19 attached condominium units (townhomes) on 0.92 gross acres. The townhomes are configured in four separate buildings varying from four to six units arranged throughout the project site. Each unit is three stories (living space on top of garage) and has a maximum height of 35 feet. A 28-foot wide private driveway and fire lane is proposed within the development, enabling the multi-family units to access W. 223rd Street. Each unit will have three covered parking spaces (57 total spaces), with a total of eight guest parking spaces proposed in four locations within the development. A minimum of 2,042 square feet (or 5.8 percent of the net project area) of open space area is proposed, to include a play area, planters, and front yard landscaping. There is one existing single-family residence proposed to be demolished. Approximately 1,000 cubic yards of cut and 2,000 cubic yards of fill grading are proposed. There are no Oak trees on the project site.

GENERAL PLAN CONSISTENCY

In accordance with Section 66473.5 of the Subdivision Map Act ("Map Act") and Chapter VIII of the General Plan, proposed land divisions must be found to be consistent with the adopted General Plan. The following General Plan elements and provisions are applicable to the proposed development and are included in staff's analysis of the project.

I. GENERAL GOALS AND POLICIES

Revitalization: Within the past three to five years, the unincorporated West Carson community has undergone significant reinvestment through residential multi-family development

proposals. Some of these projects have been approved and/or are currently under construction. The subject project is among those multi-family developments that are steadily transforming the area from a blighted, deteriorating, mixed residential-industrial neighborhood to a higher-quality urban multi-family residential neighborhood. The General Plan states that "revitalizing declining urban areas will reduce the pressure to use limited natural and man-made resources and to develop new urban areas" (General Goals and Policies, General Goals, Revitalize Declining Urban Areas, Page G-10). The subject project proposes to replace one existing single-family dwelling with 19 new townhomes, "improving the residential neighborhood" with new construction (Page G-10). The quantity of housing will be increased at a level of quality equal to or greater than the surrounding housing stock. These facts constitute an "improvement" of the existing area and thus promote the General Plan goal to revitalize urban areas.

Urban Infill: Urban infill housing promotes "the efficient use of land" in "a more concentrated pattern of urban development" (Page G-12). While the proposed density goes beyond the "single category" increase ordinarily allowed for infill projects, the project is located in a suitable urban infill location and adds to the diversity of housing types in the surrounding area by proposing attached condominium units in an area consisting predominantly of detached single-family residences.

II. CONSERVATION AND OPEN SPACE

Resource Conservation (Preserve Open Space): The subject project is an urban residential development at an infill location. Urban infill development at medium and high intensities promotes the conservation of the County's natural and agricultural resources by locating new development in more appropriate areas ("environmentally suitable locations") that will not diminish or eliminate natural resources located at the urban fringe and/or in undeveloped, agricultural or rural lands (see Conservation and Open Space Element, Introduction, Page OS-1).

Resource Conservation (Conserve Energy): Development in an urban infill location promotes "a more prudent use of energy supplies" by locating within areas of existing capacity and promotes a reduction in the number of vehicle miles traveled per capita when compared with similarly-scaled residential developments in suburban and rural "greenfield" areas, all else being the same (see Environmental Resources and Natural Hazards, Energy Resources, Page OS-10).

Open Space (Landscaping): The subject project proposes a total of 2,042 square feet of open space area, to include a play area, planters, and 15 feet of front yard landscaping width. This amounts to 5.8 percent of the net project area devoted to open space. "Landscaping is needed to provide scenic beauty" and also to "make the urban environment more attractive and pleasant" (Needs and Policies, Policy Statement No. 11, "Promote Landscaping", Page OS-24). Furthermore, landscaping should be integrated into housing developments "especially in urban revitalization areas" (Policy No. 34, Page OS-24).

III. LAND USE

Project Density: A General Plan Amendment from Category 1 to Category 3 is proposed, which will allow the requested residential density of 19 dwelling units, or 20.7 dwelling units per gross acre. A maximum of five dwelling units (six dwelling units per gross acre) is permitted under the current Category 1. A density study submitted by the applicant showed an average surrounding density of approximately 9.3 dwelling units per gross acre. Because the proposed density of 20.6 dwelling units per gross acre exceeds the next higher Category 2 density range (Six to 12 dwelling units per gross acre) that would be appropriate with an infill request only, staff determined that the filing of a Plan Amendment is necessary for the proposed density and multi-family land use.

Project Design/Site Plan (Compatibility): To "ensure the compatibility of development" is a policy of the General Plan (Needs and Policies, Policy Statement No. 2, Policy No. 7, Page LU-10). The proposed building height of 35 feet is allowed in the R-3 zone. The front, side and rear yard setbacks all comply with the standards of the proposed R-3 zoning. Two existing adjacent single-family residences, one located to the east and another to west, are each one story in height, but are further separated from the side yard setback with a private driveway, providing additional buffer distance to the proposed multi-family structures. There is an additional one-story dwelling unit in the rear of the adjacent property to the east, which is closer to the side yard setback. These residences located on the adjacent property to the east are to be demolished in anticipation of the proposed 21-unit multi-family townhome development recently heard by the Los Angeles County Board of Supervisors on May 26, 2009, where they indicated their intent to approve the development. Overall, the height and size of the proposed townhomes are compatible with the surrounding development, which includes two-story residences located to the south and west adjacent to the subject property.

Project Design/Site Plan (Design Quality): According to the General Plan, new development must meet "high quality design standards" (Page LU-10). Staff reviews the project's design through the Development Program associated with the proposed Zone Change and CUP. Staff has reviewed the preliminary building plans of the proposed development, to include a site plan, floor plans, elevations and a landscape plan. Staff evaluated the project's height, setbacks, building mass/configuration, interior access and landscaping. The proposed structures depicted on the site/building plans indicate a design quality consistent with and/or higher than existing structures in the surrounding area.

IV. HOUSING

Location and Accessibility: The Housing Element of the General Plan calls to "provide for new urban residential development principally in those areas that are in close proximity to existing community services and facilities" (Needs and Policies, Policy No. 3, Page IV-31). The proposal for a net increase of 18 residential units to the local area must be evaluated for its overall compatibility with other resources existing beyond the immediate project area. In its analysis, staff identified that there are six schools, one public park and one library located within one half mile of the subject property. Given that these resources are available within

Staff Analysis

walking distance or a reasonably short driving and/or transit distance to the subject site, the proposed development addresses the County's needs to provide conveniently-located housing.

Zone Change and "Overzoning": Regarding the proposed Zone Change to the R-3 classification, the long-term impacts to the local housing economy must be considered. Planning and zoning provisions "can have a profound impact on land values, and, thus, housing costs" (Background, Housing Problems in the County, Housing Costs, Page IV-22), because such provisions last through multiple market cycles in the housing industry. The proposed zone change is consistent with R-3-17U-DP zoning approved on the adjacent property to the east, allowing 21 new multi-family units. Because there is existing zoning adjacent to the development allowing multi-family residences, and, in addition, the West Carson community is currently undergoing a revitalization trend towards a higher-quality multi-family residential neighborhood, the proposed zone change does not constitute overzoning. The proposed zoning is compatible with the surrounding area, and is consistent with a significant urban revitalization trend in the area. Since the proposed Zone Change will allow development that is appropriate for the neighborhood, the Zone Change is consistent with the General Plan.

GENERAL PLAN AMENDMENT

The project proposal includes a General Plan Amendment from Category 1 to Category 3 to allow a medium-density residential use at a location currently designated for low-density residential development. In order to justify the amendment, the applicant must prove the following:

- (1) That a need for the proposed Plan Amendment exists;*
- (2) That the particular amendment proposed is appropriate and proper;*
- (3) That modified conditions warrant a revision to the Countywide General Plan as it pertains to the area or district under consideration;*
- (4) That approval of the proposed Plan Amendment will be in the interest of the public health, safety and general welfare and in conformity with good planning practices.*

The applicant's responses to the burden of proof statements are attached.

ZONE CHANGE REQUEST

The project proposal includes a Zone Change request on 0.81 net acres from A-1 to R-3-24U-DP to allow units in a townhome configuration on one parcel previously zoned for single-family residences. In order to justify the change, the applicant must prove the following:

- (1) That a need for the proposed Zone Change exists;*

VESTING TENTATIVE TRACT MAP NO. 063243
GENERAL PLAN AMENDMENT CASE NO. 2005-00011-(2)
ZONE CHANGE CASE NO. 2005-00022-(2)
CONDITIONAL USE PERMIT CASE NO. 2005-00236-(2)
Staff Analysis

Page 7 of 12

- (2) That the particular change proposed is appropriate and proper;*
- (3) That modified conditions warrant a revision to the Zoning Ordinance as it pertains to the area or district under consideration;*
- (4) That approval of the proposed Zone Change will be in the interest of the public health, safety and general welfare and in conformity with good planning practices.*

The applicant's responses are attached.

CONDITIONAL USE PERMIT

Pursuant to Section 22.40.040 of the Los Angeles County Code ("County Code"), the project proposal includes a CUP for the DP zone. The DP zone is to ensure that development occurring after a property has been rezoned will conform to plans and exhibits submitted by the applicant. In order to justify the request, the applicant must prove the following:

- A. That the requested use at the location will not:*
 - 1. Adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area, or*
 - 2. Be materially detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity of the site, or*
 - 3. Jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare; and*
- B. That the proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features prescribed in this Title 22, or as is otherwise required in order to integrate said use with the uses in the surrounding area; and*
- C. That the proposed site is adequately served:*
 - 1. By highways or streets of sufficient width, and improved as necessary to carry the kind and quantity of traffic such use would generate, and*
 - 2. By other public or private service facilities as are required.*

The applicant's responses are attached.

ENVIRONMENTAL DETERMINATION

In accordance with State and County Environmental Quality guidelines, a Negative Declaration was prepared for the project. The Negative Declaration concludes that the project will not have a significant impact on the environment.

COUNTY DEPARTMENT AND AGENCY COMMENTS AND RECOMMENDATIONS

The Los Angeles County Subdivision Committee ("Subdivision Committee") consists of the Departments of Regional Planning, Public Works, Fire, Parks and Recreation, and Public Health. The Subdivision Committee has reviewed the Vesting Tentative Tract Map and Exhibit "A" dated July 1, 2008, and recommends approval of the project with the attached conditions.

Regarding the environmental determination, comments received on the Negative Declaration between January 23, 2006 and April 2, 2008 included the following agencies: State Clearinghouse and Planning Unit, Native American Heritage Commission, California Department of Transportation ("Caltrans"), and the Los Angeles County Department of Public Health.

Regarding the comments from the State Clearinghouse, in a letter dated April 2, 2008, the State Clearinghouse indicated that the review period closed on April 1, 2008, and that the project complied with State Clearinghouse review requirements for draft environmental documents according to the California Environmental Quality Act ("CEQA"). The State Clearinghouse indicated that the following agencies had reviewed the draft environmental document: Regional Water Quality Control Board California State Department of Parks and Recreation, Native American Heritage Commission, Office of Historic Preservation, Department of Fish and Game, Department of Water Resources, California Highway Patrol, Caltrans, and the Department of Toxic Substances Control.

LEGAL NOTIFICATION/COMMUNITY OUTREACH

I. LEGAL NOTIFICATION

In coordination with the applicant, notification was provided to nearby residents and the surrounding community as listed below:

- Hearing Notices: On May 5, 2009, hearing notices regarding this proposal were mailed to all property owners as identified on the current Assessor's record within 500 feet of the subject property for an approximate total of 141 notices.
- Newspaper Listing: On May 8, 2009, a public hearing notice was published in the Daily Breeze and La Opinion newspapers.
- Project Site Posting: On May 9, 2009, one hearing notice sign was posted on the property

frontage along 223rd Street.

- Library Package: On May 11, 2009, project materials, including a Vesting Tentative Tract Map, Exhibit "A", land use map, and Subdivision Committee draft conditions of approval were received by the Carson Regional Library.
- Website Posting: On May 11, 2009, a copy of the library package containing the hearing materials was posted on the Regional Planning website (<http://planning.lacounty.gov/case.htm>).

CORRESPONDENCE RECEIVED

At the time of writing, staff has received two items of correspondence, both from the Sanitation Districts of Los Angeles County. The more recent letter from the Sanitation District, dated May 12, 2009, provides updated sewerage and wastewater flow information since the previous letter sent on February 5, 2007. The first letter, dated February 5, 2007, gives additional information related to sewer connection fees and design capacities of the District's wastewater treatment facilities.

STAFF ANALYSIS AND CONCLUSION

I. SUMMARY

Staff analyzed the subject project proposal to ensure that it complies with State and County environmental guidelines, complies with the Zoning and Subdivision Ordinances, meets the required burdens of proof for the Plan Amendment, Zone Change and CUP requests, and, overall, is consistent with the General Plan.

II. GENERAL PLAN CONSISTENCY

Development at an urban infill location fulfills several goals of the General Plan that span environmental, land use and housing concerns. The replacement of one single-family residence with newly constructed multi-family units fulfills General Plan revitalization goals to improve older urbanized areas. The project is compatible with the surrounding neighborhood, which consists mainly of single-family and multi-family residences, commercial-retail uses, schools, churches and a nursery. These uses support the proposal for new multi-family residences, as they are either similar or complementary in nature. Complementary uses (such as a school, churches and retail businesses) within close proximity to the proposed multi-family development promote convenient access to these uses that are within walking distance, increasing the quality of life for residents. Furthermore, there are no remaining industrial uses in the immediate area that are incompatible with the project proposal.

III. COMPLIANCE WITH THE ZONING AND SUBDIVISION ORDINANCES

The subject project complies with all standards of Title 21 of the County Code (Subdivision Ordinance), which includes a minimum lot width of 50 feet. The subject project also complies with all standards of Title 22 of the County Code (Zoning Ordinance) for the proposed R-3 zoning, which includes a maximum building height of 35 feet, side yard setback distances of at least five feet, and front and rear yard setback distances of at least 15 feet.

The proposed development will also be required to comply with the green building and drought-tolerant landscaping components of the County's Green Building Program (three ordinances which include green building, drought-tolerant landscaping and low impact development) prior to construction. Residential developments greater than five dwelling units must comply with the following green building standards:

- Design to achieve energy efficiency 15 percent above Title 24 standards
- Recycle/reuse at least 50 percent of non-hazardous construction debris
- Install smart irrigation controller
- Plant at least one 15-gallon tree per 5,000 square feet of developed area (at least 50 percent drought-tolerant)
- Install high-efficiency toilets

In addition, multi-family residential developments must comply with the following drought-tolerant landscaping standards:

- Minimum 75 percent of all landscaping must be drought-tolerant
- Grass and/or turf can only be 25 percent of the total landscaping, cannot exceed 5,000 square feet, must be water-efficient, and must be designed to have an area at least five feet wide
- Group plants with similar watering needs
- Covenant with Regional Planning to ensure landscaping requirements are met

The project has been determined to be exempt from low impact development ("LID") standards.

IV. PLAN AMENDMENT AND ZONE CHANGE BURDENS OF PROOF

The Plan Amendment and Zone Change will allow a new medium-density residential use and multi-family housing. The provision of multi-family housing is consistent with the General Plan, and staff agrees that a need for the Plan Amendment exists.

The Plan Amendment and Zone Change are proper because the proposed development provides much-needed housing at an infill location, efficiently utilizes existing infrastructure and services, and is compatible with surrounding uses. The amendment is appropriate in order to improve the quality of existing residential neighborhoods, as stated in the General Plan (see Land Use Element, Objectives, Page LU-10).

Staff Analysis

Modified conditions warrant a revision to the General Plan and existing zoning. The area in question is transitioning from lower-density to higher-density residential development.

Approval of the proposed Plan Amendment and Zone Change are in the best interest of the public health, safety and general welfare, as the area contains and/or the project proposes sufficient infrastructure and facilities to accommodate the development, to include street improvements, water supply, sewer connection, fire flow and fire access. The development is in the best interest of the general welfare, and is in conformity with good planning practices, as the development is necessary in order to fulfill General Plan goals to provide much-needed multi-family housing in convenient locations that improve the quality of life for residents.

V. CONDITIONAL USE PERMIT BURDEN OF PROOF

Overall, the project will provide benefits to those persons working or residing in the surrounding area. The proposed development will improve the area with a high-quality multi-family residential design. The proposed structure height is equal to and/or greater than adjacent buildings, but not so great as to significantly obscure views or block sunlight and does not exceed the maximum height permitted in the adjacent residential zones. A sufficient amount of landscaping is proposed to reduce the visual effects of the project, reduce overall impervious surface, and beautify the area. A common-use "play area" is proposed within the development for private onsite recreation. The project will not adversely affect persons residing or working in the surrounding area, nor be materially detrimental to property use, enjoyment or values. Finally, staff has not identified any project factors that would "jeopardize, endanger or menace" the public health, safety or general welfare.

The project site consists of a flat, regularly shaped parcel of land in an urbanized area. The site size and location enable the development to provide sufficient setbacks, walls, fences, parking areas and landscaping. Although the Zoning Ordinance does not require a minimum amount of open space for urban infill projects, five percent of the net area of the project site is devoted to landscaping and open areas. Staff believes that the proposed open areas are sufficient to integrate the development with the surrounding uses.

The project has sufficient frontage along 223rd Street, an 80-foot wide secondary highway and fully improved public street. Existing public water, sewer and utility services and systems adequately serve the site. Thus, the project meets the burden of proof for this item.

VI. ENVIRONMENTAL DETERMINATION

The proposed development has been determined to have less than/no significant impacts on the environment.

VII. CONCLUSION

In conclusion, staff believes that the project meets the burdens of proof for the General Plan Amendment, Zone Change and Conditional Use Permit requests, and is overall consistent with the General Plan. The project complies with the Zoning and Subdivision Ordinances and will not have any significant impacts on the environment.

STAFF RECOMMENDATION

Staff recommends that the Regional Planning Commission close the public hearing, adopt the Negative Declaration, approve the Vesting Tentative Tract Map and CUP, and recommend to the Board approval of the General Plan Amendment and adoption of the Zone Change.

Suggested Motion: "I move that the Regional Planning Commission close the public hearing and adopt the Negative Declaration."

Suggested Motion: "I move that the Regional Planning Commission approve Vesting Tentative Tract Map No. 063243 and Conditional Use Permit No. 2005-00236-(2), and recommend to the Board approval of General Plan Amendment No. 2005-00011-(2) and adoption of Zone Change No. 2005-00022-(2)."

Attachments:

- Factual
- GIS-NET Map
- Thomas Guide Map Page
- Draft Resolutions, Findings and Conditions of Approval
- Environmental Determination (Negative Declaration)
- Burden of Proof Statements (PA, ZC, CUP)
- Correspondence
- Vesting Tentative Tract Map No. 063243 and Exhibit "A", dated July 1, 2008
- Landscape Plan
- Land Use Map
- Building Plans (Site plan, floor plans and elevations)

SMT:jds
5/28/09

**A RESOLUTION OF THE
REGIONAL PLANNING COMMISSION
OF THE COUNTY OF LOS ANGELES
RELATING TO GENERAL PLAN AMENDMENT CASE NO. 2005-00011-(2)**

WHEREAS, Article 6 of Chapter 3 of Division 1 of Title 7 of the Government Code of the State of California (commencing with Section 65350) provides for adoption of amendments to county general plans; and

WHEREAS, the Los Angeles County Regional Planning Commission ("Commission") has conducted a public hearing regarding General Plan Amendment Case No. 2005-00011-(2), Zone Change Case No. 2005-00022-(2), Conditional Use Permit Case No. 2005-00236-(2) and Vesting Tentative Tract Map No. 063243 on June 10, 2009; and

WHEREAS, the Commission finds as follows:

1. The subject site is located at 1028 W. 223rd Street, within the Carson Zoned District and unincorporated community of West Carson.
2. The rectangularly-shaped subject property is 0.92 gross acres (0.81 net acres) in size with level topography. The subject property is currently occupied by one single-family residence.
3. Primary access to the project property will be from 223rd Street, an 80-foot wide secondary highway on the Los Angeles County Master Plan of Highways. Internal access will be provided by a 26-foot wide private driveway and fire lane.
4. General Plan Amendment Case No. 2005-00011-(2) is a request to amend the Los Angeles Countywide General Plan ("General Plan") Land Use Policy Map to change the 0.92 gross acre site from Category 1 (Low Density Residential - One to Six Dwelling Units Per Acre) to Category 3 (Medium Density Residential -12 to 22 Dwelling Units Per Acre).
5. General Plan Amendment Case No. 2005-00011-(2) was heard concurrently with Zone Change Case No. 2005-00022-(2), Vesting Tentative Tract Map No. 063243 and Conditional Use Permit Case No. 2005-00236-(2).
6. Zone Change Case No. 2005-00022-(2) is a related request to change 0.81 net acres of existing A-1 (Light Agricultural - 5,000 Square Foot Minimum Required Lot Area) zoning to R-3-24U-DP (Limited Multiple Residence - 24 Dwelling Units Per Acre - Development Program). The Development Program designation will ensure that development occurring after rezoning will conform to approved plans and will ensure compatibility with the surrounding area. As applied in this case, the conditional use permit will restrict the development of the rezoned site to the proposed residential development as shown on the site plan marked "Exhibit A". No other development will be permitted on the property unless a new conditional use permit is first obtained.

7. Vesting Tentative Tract Map No. 063243 is a related request to create one multi-family lot with 19 attached condominium units in four buildings on 0.92 gross acres.
8. Conditional Use Permit Case No. 2005-00236-(2) is a related request to ensure compliance with the Development Program zoning pursuant to Section 20.40.040 of the Los Angeles County Code ("County Code").
9. Approval of the vesting tentative tract map and conditional use permit will not become effective unless and until the Los Angeles County Board of Supervisors ("Board") has approved the proposed general plan amendment and adopted an ordinance effecting the proposed change of zone, and such ordinance has become effective.
10. The applicant's site plan, labeled Exhibit "A", depicts one multi-family lot with 19 attached condominium units (townhomes) on 0.92 gross acres. The townhomes are configured in four separate buildings varying from four to six units arranged throughout the project site. Each unit is three stories (living space on top of garage) and has a maximum height of 35 feet. A 28-foot wide private driveway and fire lane is proposed within the development, enabling the multi-family units to access W. 223rd Street. Each unit will have three covered parking spaces (57 total spaces), with a total of eight guest parking spaces proposed in four locations within the development. A minimum of 2,042 square feet (or 5.8 percent of the net project area) of open space area is proposed, to include a play area, planters, and front yard landscaping. There is one existing single-family residence proposed to be demolished. Approximately 1,000 cubic yards of cut and 2,000 cubic yards of fill grading are proposed. There are no Oak trees on the project site.
11. The property is depicted within the Category 1 land use category of the General Plan Land Use Policy Map. A plan amendment to Category 3 is proposed, allowing a maximum density of 22 dwelling units per gross acre (or 20 units). The density of the proposed residential development is 20.6 dwelling units per gross acre (or 19 units), which is consistent with the maximum under Category 3.
12. The project site is currently zoned A-1 (Light Agricultural-5,000 Square Foot Minimum Required Lot Area). The A-1 zoning was created by Ordinance No. 6529 establishing the Carson Zoned District on October 6, 1954.
13. Surrounding zoning is A-1 and M-1 (Light Industrial) to the north; R-3-17U-DP (Limited Multiple Residence - 17 Dwelling Units Per Net Acre - Development Program), A-1 and M-1 to the east; A-1 and RPD-5,000-12U (Residential Planned Development - 5,000 Square Foot Minimum Required Lot Area - 12 Dwelling Units Per Acre) to the south; and A-1 and RPD-5,000-12U to the west.

14. Surrounding land uses to the north consist of single and multi-family residences, a church, greenhouse (nursery), school and a kennel. To the east are single and multi-family residences, church, kennel, maintenance yard, and a mobilehome park. To the south is a planned unit development, single-family residences, mobilehome park, light industrial/warehouse and a market. To the west are single-family residences and duplexes.
15. The project is consistent with the proposed R-3-24U-DP zoning classification. Attached multi-family residences are permitted in the R-3-24U-DP zone pursuant to Section 22.20.260 and 22.40.040 of the County Code. The project also complies with the density of the R-3-24U zone, which allows up to 24 dwelling units per net acre (or 19 units) on the subject property.
16. Two letters of correspondence were received from the County Sanitation Districts of Los Angeles County. The more recent letter from the Sanitation District, dated May 12, 2009, provided updated sewerage and wastewater flow information since the previous letter sent on February 5, 2007. The first letter, dated February 5, 2007, gave information related to sewer connection fees and design capacities of the District's wastewater treatment facilities.
17. During the June 10, 2009 public hearing, the Commission heard a presentation from staff and testimony from the applicant's agent. No other testimony was heard.
18. During the June 10, 2009 public hearing, the Commission discussed the proposed development.
19. On June 10, 2009, after hearing all testimony, the Commission closed the public hearing, adopted the Negative Declaration, approved Vesting Tentative Tract Map No. 063243 and Conditional Use Permit Case No. 2005-00236-(2), and recommended to the Board approval of General Plan Amendment Case No. 2005-00011-(2) and adoption of Zone Change Case No. 2005-00022-(2).
20. The plan amendment is consistent with the goals and policies of the General Plan. The plan amendment allows a project that increases the supply and diversity of housing and promotes the efficient use of land through a more concentrated pattern of urban development.
21. The technical and engineering aspects of the project have been resolved to the satisfaction of the Los Angeles County Departments of Public Works, Fire, Parks and Recreation, Public Health and Regional Planning.

22. The subject property is of adequate size and shape to accommodate the yards, walls, fences, parking, landscaping and other accessory structures except as otherwise modified, as shown on the tentative tract map and Exhibit "A".
23. Compatibility with surrounding land uses will be ensured through the related zone change, subdivision and conditional use permit.
24. There is no evidence that the proposed project will be materially detrimental to the use, enjoyment, or valuation of property of other persons located in the vicinity of the project site.
25. The recommended plan amendment is needed in order to fulfill and implement General Plan policies to provide high-quality multi-family housing at urban infill locations.
26. The particular amendment is appropriate and proper because the proposed housing at an infill location efficiently utilizes existing infrastructure and services, is compatible with surrounding uses, and will improve the quality of existing residential neighborhoods.
27. Modified conditions warrant a revision to the General Plan. The area in question is transitioning from lower-density residential and industrial development to higher-density residential development.
28. Approval of the proposed plan amendment is in the best interest of the public health, safety and general welfare, as the area contains and/or the project proposes sufficient infrastructure and facilities to accommodate the development, to include street improvements, water supply, sewer connection, fire flow and fire access. The development is in conformity with good planning practices, as the development is necessary in order to fulfill General Plan goals to provide much-needed multi-family infill housing at convenient locations.
29. The applicant has satisfied the "Burden of Proof" for the requested plan amendment.
30. An Initial Study was prepared for this project in compliance with the California Environmental Quality Act (Public Resources Code Section 21000 et. seq.) ("CEQA"), the State CEQA Guidelines, and the Environmental Document Reporting Procedures and Guidelines of the County of Los Angeles. The Initial Study identified no significant effects on the environment. Based on the Initial Study, a Negative Declaration has been prepared for this project.
31. After consideration of the attached Negative Declaration together with any comments received during the public review process, the Commission finds on the basis of the whole record before the Commission that there is no substantial evidence the project

will have a significant effect on the environment, finds the Negative Declaration reflects the independent judgment and analysis of the Commission, and adopts the Negative Declaration.

32. This project does not have "no effect" on fish and wildlife resources. Therefore, the project is not exempt from California Department of Fish and Game fees pursuant to Section 711.4 of the California Fish and Game Fee.
33. The location of the documents and other materials constituting the record of proceedings upon which the Commission's decision is based in this matter is the Department of Regional Planning, 13th Floor, Hall of Records, 320 West Temple Street, Los Angeles, California 90012. The custodian of such documents and materials shall be the Section Head of the Land Divisions Section, Regional Planning.

NOW, THEREFORE BE IT RESOLVED that the Regional Planning Commission of the County of Los Angeles recommends that the Los Angeles County Board of Supervisors:

1. Hold a public hearing to consider the above recommended general plan amendment; and
2. Certify that the Negative Declaration has been completed in compliance with the California Environmental Quality Act, and the State and County Guidelines related thereto and reflects the independent judgment of the Board of Supervisors; and
3. Approve the Negative Declaration prepared for the project and certify that it has reviewed and considered the information contained therein; and
4. Find that the recommended general plan amendment is consistent with the goals, policies and programs of the General Plan; and
5. Adopt General Plan Amendment Case No. 2005-00011-(2) amending the Land Use Policy Map of the General Plan as depicted on the Exhibit attached hereto and described hereinabove.

I hereby certify that the foregoing was adopted by a majority of the voting members of the Regional Planning Commission of the County of Los Angeles on June 10, 2009.

Rosie O. Ruiz, Secretary
County of Los Angeles
Regional Planning Commission

**A RESOLUTION OF THE
REGIONAL PLANNING COMMISSION
OF THE COUNTY OF LOS ANGELES
RELATING TO ZONE CHANGE CASE NO. 2005-00022-(2)**

WHEREAS, the Los Angeles County Regional Planning Commission ("Commission") has conducted a public hearing regarding General Plan Amendment Case No. 2005-00011-(2), Zone Change Case No. 2005-00022-(2), Conditional Use Permit Case No. 2005-00236-(2) and Vesting Tentative Tract Map No. 063243 on June 10, 2009, and

WHEREAS, the Commission finds as follows:

1. The subject site is located at 1028 W. 223rd Street, within the Carson Zoned District and unincorporated community of West Carson.
2. The rectangularly-shaped subject property is 0.92 gross acres (0.81 net acres) in size with level topography. The subject property is currently occupied by one single-family residence.
3. Primary access to the project property will be from 223rd Street, an 80-foot wide secondary highway on the Los Angeles County Master Plan of Highways. Internal access will be provided by a 26-foot wide private driveway and fire lane.
4. Zone Change Case No. 2005-00022-(2) is a related request to change 0.81 net acres of existing A-1 (Light Agricultural - 5,000 Square Foot Minimum Required Lot Area) zoning to R-3-24U-DP (Limited Multiple Residence - 24 Dwelling Units Per Acre - Development Program). The Development Program designation will ensure that development occurring after rezoning will conform to approved plans and will ensure compatibility with the surrounding area. As applied in this case, the conditional use permit will restrict the development of the rezoned site to the proposed residential development as shown on the site plan marked "Exhibit A". No other development will be permitted on the property unless a new conditional use permit is first obtained.
5. Zone Change Case No. 2005-00022-(2) was heard concurrently with General Plan Amendment Case No. 2005-00011-(2), Vesting Tentative Tract Map No. 063243 and Conditional Use Permit Case No. 2005-00236-(2).
6. General Plan Amendment Case No. 2005-00011-(2) is a request to amend the Los Angeles Countywide General Plan ("General Plan") Land Use Policy Map to change the 0.92 gross acre site from Category 1 (Low Density Residential - One to Six Dwelling Units Per Acre) to Category 3 (Medium Density Residential -12 to 22 Dwelling Units Per Acre).

7. Vesting Tentative Tract Map No. 063243 is a related request to create one multi-family lot with 19 attached condominium units in four buildings on 0.92 gross acres.
8. Conditional Use Permit Case No. 2005-00236-(2) is a related request to ensure compliance with the Development Program zoning pursuant to Section 20.40.040 of the Los Angeles County Code ("County Code").
9. Approval of the vesting tentative tract map and conditional use permit will not become effective unless and until the Los Angeles County Board of Supervisors ("Board") has approved the proposed general plan amendment and adopted an ordinance effecting the proposed change of zone, and such ordinance has become effective.
10. The applicant's site plan, labeled Exhibit "A", depicts one multi-family lot with 19 attached condominium units (townhomes) on 0.92 gross acres. The townhomes are configured in four separate buildings varying from four to six units arranged throughout the project site. Each unit is three stories (living space on top of garage) and has a maximum height of 35 feet. A 28-foot wide private driveway and fire lane is proposed within the development, enabling the multi-family units to access W. 223rd Street. Each unit will have three covered parking spaces (57 total spaces), with a total of eight guest parking spaces proposed in four locations within the development. A minimum of 2,042 square feet (or 5.8 percent of the net project area) of open space area is proposed, to include a play area, planters, and front yard landscaping. There is one existing single-family residence proposed to be demolished. Approximately 1,000 cubic yards of cut and 2,000 cubic yards of fill grading are proposed. There are no Oak trees on the project site.
11. The property is depicted within the Category 1 land use category of the General Plan Land Use Policy Map. A plan amendment to Category 3 is proposed, allowing a maximum density of 22 dwelling units per gross acre (or 20 units). The density of the proposed residential development is 20.6 dwelling units per gross acre (or 19 units), which is consistent with the maximum under Category 3.
12. The project site is currently zoned A-1 (Light Agricultural-5,000 Square Foot Minimum Required Lot Area). The A-1 zoning was created by Ordinance No. 6529 establishing the Carson Zoned District on October 6, 1954.
13. Surrounding zoning is A-1 and M-1 (Light Industrial) to the north; R-3-17U-DP (Limited Multiple Residence - 17 Dwelling Units Per Net Acre - Development Program), A-1 and M-1 to the east; A-1 and RPD-5,000-12U (Residential Planned Development - 5,000 Square Foot Minimum Required Lot Area - 12 Dwelling Units Per Acre) to the south; and A-1 and RPD-5,000-12U to the west.

14. Surrounding land uses to the north consist of single and multi-family residences, a church, greenhouse (nursery), school and a kennel. To the east are single and multi-family residences, church, kennel, maintenance yard, and a mobilehome park. To the south is a planned unit development, single-family residences, mobilehome park, light industrial/warehouse and a market. To the west are single-family residences and duplexes.
15. The project is consistent with the proposed R-3-24U-DP zoning classification. Attached multi-family residences are permitted in the R-3-24U-DP zone pursuant to Section 22.20.260 and 22.40.040 of the County Code. The project also complies with the density of the R-3-24U zone, which allows up to 24 dwelling units per net acre (or 19 units) on the subject property.
16. Two letters of correspondence were received from the County Sanitation Districts of Los Angeles County. The more recent letter from the Sanitation District, dated May 12, 2009, provided updated sewerage and wastewater flow information since the previous letter sent on February 5, 2007. The first letter, dated February 5, 2007, gave information related to sewer connection fees and design capacities of the District's wastewater treatment facilities.
17. During the June 10, 2009 public hearing, the Commission heard a presentation from staff and testimony from the applicant's agent. No other testimony was heard.
18. During the June 10, 2009 public hearing, the Commission discussed the proposed development.
19. On June 10, 2009, after hearing all testimony, the Commission closed the public hearing, adopted the Negative Declaration, approved Vesting Tentative Tract Map No. 063243 and Conditional Use Permit Case No. 2005-00236-(2), and recommended to the Board approval of General Plan Amendment Case No. 2005-00011-(2) and adoption of Zone Change Case No. 2005-00022-(2).
20. The zone change is consistent with the goals and policies of the General Plan. The zone change allows a project that increases the supply and diversity of housing and promotes the efficient use of land through a more concentrated pattern of urban development.
21. The technical and engineering aspects of the project have been resolved to the satisfaction of the Los Angeles County Departments of Public Works, Fire, Parks and Recreation, Public Health and Regional Planning.

22. The subject property is of adequate size and shape to accommodate the yards, walls, fences, parking, landscaping and other accessory structures except as otherwise modified, as shown on the tentative tract map and Exhibit "A".
23. Compatibility with surrounding land uses will be ensured through the related plan amendment, subdivision and conditional use permit.
24. There is no evidence that the proposed project will be materially detrimental to the use, enjoyment, or valuation of property of other persons located in the vicinity of the project site.
25. The recommended zone change is needed in order to fulfill and implement General Plan policies to provide high-quality multi-family housing at urban infill locations.
26. The particular zone change is appropriate and proper because the proposed housing at an infill location efficiently utilizes existing infrastructure and services, is compatible with surrounding uses, and will improve the quality of existing residential neighborhoods.
27. Modified conditions warrant a revision to the Zoning Ordinance. The area in question is transitioning from lower-density residential and industrial development to higher-density residential development.
28. Approval of the proposed zone change is in the best interest of the public health, safety and general welfare, as the area contains and/or the project proposes sufficient infrastructure and facilities to accommodate the development, to include street improvements, water supply, sewer connection, fire flow and fire access. The development is in conformity with good planning practices, as the development is necessary in order to fulfill General Plan goals to provide much-needed multi-family infill housing at convenient locations.
29. The applicant has satisfied the "Burden of Proof" for the requested zone change.
30. An Initial Study was prepared for this project in compliance with the California Environmental Quality Act (Public Resources Code Section 21000 et. seq.) ("CEQA"), the State CEQA Guidelines, and the Environmental Document Reporting Procedures and Guidelines of the County of Los Angeles. The Initial Study identified no significant effects on the environment. Based on the Initial Study, a Negative Declaration has been prepared for this project.
31. After consideration of the attached Negative Declaration together with any comments received during the public review process, the Commission finds on the basis of the whole record before the Commission that there is no substantial evidence the project

will have a significant effect on the environment, finds the Negative Declaration reflects the independent judgment and analysis of the Commission, and adopts the Negative Declaration.

32. This project does not have "no effect" on fish and wildlife resources. Therefore, the project is not exempt from California Department of Fish and Game fees pursuant to Section 711.4 of the California Fish and Game Fee.

33. The location of the documents and other materials constituting the record of proceedings upon which the Commission's decision is based in this matter is the Department of Regional Planning, 13th Floor, Hall of Records, 320 West Temple Street, Los Angeles, California 90012. The custodian of such documents and materials shall be the Section Head of the Land Divisions Section, Regional Planning.

NOW, THEREFORE BE IT RESOLVED that the Regional Planning Commission of the County of Los Angeles recommends that the Los Angeles County Board of Supervisors:

1. Hold a public hearing to consider the above recommended zone change; and
2. Certify that the Negative Declaration has been completed in compliance with the California Environmental Quality Act, and the State and County Guidelines related thereto and reflects the independent judgment of the Board of Supervisors; and
3. Approve the Negative Declaration prepared for the project and certify that it has reviewed and considered the information contained therein; and
4. Find that the recommended zone change is consistent with the goals, policies and programs of the General Plan; and
5. Adopt the recommended Zone Change Case No. 2005-00022-(2), changing the zoning classification on the property as depicted on the Exhibit attached hereto and described hereinabove.

I hereby certify that the foregoing was adopted by a majority of the voting members of the Regional Planning Commission of the County of Los Angeles on June 10, 2009.

Rosie O. Ruiz, Secretary
County of Los Angeles
Regional Planning Commission

**FINDINGS OF THE REGIONAL PLANNING COMMISSION
OF THE COUNTY OF LOS ANGELES
FOR CONDITIONAL USE PERMIT CASE NO. 2005-00236-(2)**

1. The Los Angeles County Regional Planning Commission ("Commission") conducted a public hearing on the matter of Conditional Use Permit Case No. 2005-00236-(2) on June 10, 2009. Conditional Use Permit Case No. 2005-00236-(2) was heard concurrently with General Plan Amendment Case No. 2005-00011-(2), Zone Change Case No. 2005-00022-(2) and Vesting Tentative Tract Map No. 063243.
2. The subject site is located at 1028 W. 223rd Street, within the Carson Zoned District and unincorporated community of West Carson.
3. The rectangularly-shaped subject property is 0.92 gross acres (0.81 net acres) in size with level topography. The subject property is currently occupied by one single-family residence.
4. Primary access to the project property will be from 223rd Street, an 80-foot wide secondary highway on the Los Angeles County Master Plan of Highways. Internal access will be provided by a 26-foot wide private driveway and fire lane.
5. Conditional Use Permit Case No. 2005-00236-(2) is a request to ensure compliance with the Development Program zoning pursuant to Section 20.40.040 of the Los Angeles County Code ("County Code").
6. General Plan Amendment Case No. 2005-00011-(2) is a related request to amend the Los Angeles Countywide General Plan ("General Plan") Land Use Policy Map to change the 0.92 gross acre site from Category 1 (Low Density Residential - One to Six Dwelling Units Per Acre) to Category 3 (Medium Density Residential - 12 to 22 Dwelling Units Per Acre).
7. Zone Change Case No. 2005-00022-(2) is a related request to change 0.81 net acres of existing A-1 (Light Agricultural - 5,000 Square Foot Minimum Required Lot Area) zoning to R-3-24U-DP (Limited Multiple Residence - 24 Dwelling Units Per Acre - Development Program). The Development Program designation will ensure that development occurring after rezoning will conform to approved plans and will ensure compatibility with the surrounding area. As applied in this case, the conditional use permit will restrict the development of the rezoned site to the proposed residential development as shown on the site plan marked "Exhibit A". No other development will be permitted on the property unless a new conditional use permit is first obtained.
8. Vesting Tentative Tract Map No. 063243 is a related request to create one multi-family lot with 19 attached condominium units in four buildings on 0.92 gross acres.

9. Approval of the vesting tentative tract map and conditional use permit will not become effective unless and until the Los Angeles County Board of Supervisors ("Board") has approved the proposed general plan amendment and adopted an ordinance effecting the proposed change of zone, and such ordinance has become effective.
10. The applicant's site plan, labeled Exhibit "A", depicts one multi-family lot with 19 attached condominium units (townhomes) on 0.92 gross acres. The townhomes are configured in four separate buildings varying from four to six units arranged throughout the project site. Each unit is three stories (living space on top of garage) and has a maximum height of 35 feet. A 28-foot wide private driveway and fire lane is proposed within the development, enabling the multi-family units to access W. 223rd Street. Each unit will have three covered parking spaces (57 total spaces), with a total of eight guest parking spaces proposed in four locations within the development. A minimum of 2,042 square feet (or 5.8 percent of the net project area) of open space area is proposed, to include a play area, planters, and front yard landscaping. There is one existing single-family residence proposed to be demolished. Approximately 1,000 cubic yards of cut and 2,000 cubic yards of fill grading are proposed. There are no Oak trees on the project site.
11. The property is depicted within the Category 1 land use category of the General Plan Land Use Policy Map. A plan amendment to Category 3 is proposed, allowing a maximum density of 22 dwelling units per gross acre (or 20 units). The density of the proposed residential development is 20.6 dwelling units per gross acre (or 19 units), which is consistent with the maximum under Category 3.
12. The project site is currently zoned A-1 (Light Agricultural-5,000 Square Foot Minimum Required Lot Area). The A-1 zoning was created by Ordinance No. 6529 establishing the Carson Zoned District on October 6, 1954.
13. Surrounding zoning is A-1 and M-1 (Light Industrial) to the north; R-3-17U-DP (Limited Multiple Residence - 17 Dwelling Units Per Net Acre - Development Program), A-1 and M-1 to the east; A-1 and RPD-5,000-12U (Residential Planned Development - 5,000 Square Foot Minimum Required Lot Area - 12 Dwelling Units Per Acre) to the south; and A-1 and RPD-5,000-12U to the west.
14. Surrounding land uses to the north consist of single and multi-family residences, a church, greenhouse (nursery), school and a kennel. To the east are single and multi-family residences, church, kennel, maintenance yard, and a mobilehome park. To the south is a planned unit development, single-family residences, mobilehome park, light industrial/warehouse and a market. To the west are single-family residences and duplexes.

15. The project is consistent with the proposed R-3-24U-DP zoning classification. Attached multi-family residences are permitted in the R-3-24U-DP zone pursuant to Sections 22.20.260 and 22.40.040 of the County Code. The project also complies with the density of the R-3-24U-DP zone, which allows up to 24 dwelling units per net acre (or 19 units) on the subject property.
16. Two letters of correspondence were received from the County Sanitation Districts of Los Angeles County. The more recent letter from the Sanitation District, dated May 12, 2009, provided updated sewerage and wastewater flow information since the previous letter sent on February 5, 2007. The first letter, dated February 5, 2007, gave information related to sewer connection fees and design capacities of the District's wastewater treatment facilities.
17. During the June 10, 2009 public hearing, the Commission heard a presentation from staff and testimony from the applicant's agent. No other testimony was heard.
18. During the June 10, 2009 public hearing, the Commission discussed the proposed development.
19. On June 10, 2009, after hearing all testimony, the Commission closed the public hearing, adopted the Negative Declaration, approved Vesting Tentative Tract Map No. 063243 and Conditional Use Permit Case No. 2005-00236-(2), and recommended to the Board approval of General Plan Amendment Case No. 2005-00011-(2) and adoption of Zone Change Case No. 2005-00022-(2).
20. The proposed use is subject to the development standards and requirements applicable to the R-3-24U-DP zone, as set forth in Sections 22.20.260 through 22.20.330 of the County Code, as well as the requirements of the DP zone, pursuant to Sections 22.40.030 through 22.40.080 of the County Code.
21. The applicant has submitted a development program, consisting of a site plan and progress schedule, which complies with the requirements of Section 22.40.050 of the County Code.
22. As a condition of approval of this grant, the applicant will be required to comply with all applicable development program conditions as set forth in Section 22.40.070 of the County Code.
23. An Initial Study was prepared for this project in compliance with the California Environmental Quality Act (Public Resources Code Section 21000 et. seq.) ("CEQA"), the State CEQA Guidelines, and the Environmental Document Reporting Procedures and Guidelines of the County of Los Angeles. The Initial Study identified

no significant effects on the environment. Based on the Initial Study, a Negative Declaration has been prepared for this project.

24. After consideration of the attached Negative Declaration together with any comments received during the public review process, the Commission finds on the basis of the whole record before the Commission that there is no substantial evidence the project as revised will have a significant effect on the environment, finds the Negative Declaration reflects the independent judgment and analysis of the Commission, and adopts the Negative Declaration.
25. This project does not have "no effect" on fish and wildlife resources. Therefore, the project is not exempt from California Department of Fish and Game fees pursuant to Section 711.4 of the California Fish and Game Fee.
26. Approval of this Conditional Use Permit is conditioned on the permittee's compliance with the attached conditions of approval for Vesting Tentative Tract Map No. 063243.
27. The applicant has demonstrated the suitability of the subject property for the proposed use. Establishment of the proposed use at such location is in conformity with good zoning practice. Compliance with the conditions of approval will ensure compatibility with surrounding land uses and consistency with all applicable General Plan policies.
28. The location of the documents and other materials constituting the record of proceedings upon which the Commission's decision is based in this matter is the Los Angeles County Department of Regional Planning, 13th Floor, Hall of Records, 320 West Temple Street, Los Angeles, California 90012. The custodian of such documents and materials shall be the Section Head of the Land Divisions Section, Regional Planning.

BASED ON THE FOREGOING, THE COMMISSION CONCLUDES:

- A. That the proposed use with the attached conditions and restrictions will be consistent with the adopted General Plan;
- B. With the attached conditions and restrictions, that the requested use at the proposed location will not adversely affect the health, peace, comfort, or welfare of persons residing or working in the surrounding area, will not be materially detrimental to the use, enjoyment, or valuation of property of other persons located in the vicinity of the site, and will not jeopardize, endanger, or otherwise constitute a menace to the public health, safety or general welfare;

- C. That the proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features prescribed in Title 22 of the County Code, or as is otherwise required in order to integrate said use with the uses in the surrounding area;
- D. That the proposed site is adequately served by highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such use would generate, and by other public or private service facilities as are required; and
- E. That the development program submitted provides necessary safeguards to ensure completion of the proposed development by the permittee, forestalling substitution of a lesser type of development contrary to the public convenience, welfare or development needs of the area.

THEREFORE, the information submitted by the applicant and presented at the public hearing substantiates the required findings for a Conditional Use Permit as set forth in Sections 22.40.060 and 22.56.090, Title 22, of the Los Angeles County Code (Zoning Ordinance).

THEREFORE, in view of the findings of fact and conclusions presented above, Conditional Use Permit Case No. 2005-00236-(2) is approved, subject to the attached conditions established by the Commission.

**DEPARTMENT OF REGIONAL PLANNING
CONDITIONAL USE PERMIT CASE NO. 2005-00236-(2)**

Map/Exhibit "A" Date: July 1, 2008

DRAFT CONDITIONS:

1. This grant authorizes a multi-family residential development in the R-3-24U-DP (Limited Multiple Residence - 24 Dwelling Units Per Net Acre - Development Program) zone for 19 new attached condominium units (townhomes) in four buildings, with a total of 0.05 acres (2,068 square feet) of common open space and landscaped area, as depicted on the approved Exhibit "A" (dated July 1, 2008) or an approved revised Exhibit "A", subject to all of the following conditions of approval.
2. Approval of Conditional Use Permit ("CUP") Case No. 2005-00236-(2) is contingent upon approval of General Plan Amendment Case No. 2005-00011-(2) and adoption of Zone Change Case No. 2005-00022-(2) by the Los Angeles County Board of Supervisors ("Board").
3. This grant shall not be effective for any purpose until the permittee, and the owner of the subject property if other than the permittee, have filed at the office of the Los Angeles County Department of Regional Planning ("Regional Planning") their affidavit stating that they are aware of, and agree to accept, all the conditions of this grant and that the conditions have been recorded as required by Condition No. 7, and until all required monies have been paid pursuant to Condition No. 8.
4. Unless otherwise apparent from the context, the term "permittee" shall include the applicant and any other person, corporation, or entity making use of this grant.
5. If any provision of this grant is held or declared to be invalid, the permit shall be void and the privileges granted hereunder shall lapse.
6. Notice is hereby given that any person violating a provision of this grant is guilty of a misdemeanor. Notice is further given that the Regional Planning Commission or Hearing Officer may, after conducting a public hearing, revoke or modify this grant, if it finds that these conditions have been violated or that this grant has been exercised so as to be detrimental to the public health or safety or so as to be a nuisance.
7. Prior to the use of this grant, the terms and conditions of the grant shall be recorded in the office of the Los Angeles County Recorder. In addition, upon any transfer or lease of the subject property during the term of this grant, the permittee shall promptly provide a copy of the grant and its terms and conditions to the transferee or lessee of the subject property.
8. Within three days of the approval date, remit processing fees (currently \$2,068.00) payable to the County of Los Angeles in connection with the filing and posting of a Notice of Determination in compliance with Section 21152 of the California Public Resources Code and Section 711 of the California Fish and Game Code to defray the costs of fish and wildlife protection and management incurred by the California

Department of Fish and Game. No project subject to this requirement is final, vested or operative until the fee is paid.

9. The subject property shall be developed and maintained in full compliance with the conditions of this grant, and any law, statute, ordinance or other regulation applicable to any development or activity on the subject property. Failure of the permittee to cease any development or activity not in full compliance shall be a violation of these conditions.
10. If inspections are required to ensure compliance with the conditions of this grant, or if any inspection discloses that the property is being used in violation of any condition of this grant, the permittee shall be financially responsible and shall reimburse Regional Planning for all inspections and for any enforcement efforts necessary to bring the subject property into compliance. Inspections shall be made to ensure compliance with the conditions of this grant as well as adherence to development in accordance with the approved site plan on file. The amount charged for inspections shall be the amount equal to the recovery cost at the time of payment (currently \$150.00 per inspection).
11. The permittee shall defend, indemnify and hold harmless the County, its agents, officers, and employees from any claim, action, or proceeding against the County or its agents, officers, or employees to attack, set aside, void or annul this permit approval, which action is brought within the applicable time period of Government Code Section 65009 or any other applicable limitation period. The County shall notify the permittee of any claim, action or proceeding and the County shall reasonably cooperate in the defense.
12. In the event that any claim, action, or proceeding as described above is filed against the County, the permittee shall within ten days of the filing pay Regional Planning an initial deposit of \$5,000.00 from which actual costs shall be billed and deducted for the purpose of defraying the expense involved in the department's cooperation in the defense, including but not limited to, depositions, testimony, and other assistance to the permittee or permittee's counsel. The permittee shall also pay the following supplemental deposits, from which actual costs shall be billed and deducted:
 - a. If during the litigation process, actual costs incurred reach 80 percent of the amount on deposit, the permittee shall deposit additional funds sufficient to bring the balance up to the amount of the initial deposit. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation; and
 - b. At the sole discretion of the permittee, the amount of an initial or supplemental deposit may exceed the minimum amounts defined herein.

The cost for collection and duplication of records and other related documents will be paid by the permittee in accordance with Los Angeles County Code ("County Code") Section 2.170.010.

13. This grant shall expire unless used within two years after the recordation of a final map for Vesting Tentative Tract Map No. 063243. In the event that Vesting Tentative Tract Map No. 063243 should expire without the recordation of a final map, this grant shall terminate upon the expiration of the tentative map. Entitlement to the use of the property thereafter shall be subject to the regulations then in effect.
14. The subject property shall be graded, developed and maintained in substantial conformance with the approved vesting tentative tract map and the approved Exhibit "A", dated July 1, 2008, or an approved revised Exhibit "A".
15. The development of the subject property shall conform to the conditions approved for Vesting Tentative Tract Map No. 063243.
16. All development shall comply with the requirements of the Zoning Ordinance and of the specific zoning of the subject property, except as specifically modified by this grant, as set forth in these conditions, including the approved Exhibit "A," or a revised Exhibit "A" approved by the Director of Regional Planning ("Director of Planning").
17. No grading permit shall be issued prior to the recordation of a final map except as authorized by the Director of Planning.
18. A minimum of 65 automobile parking spaces, as depicted on the approved Exhibit "A" (dated July 1, 2008) or on an approved revised Exhibit "A", shall be provided and continuously maintained on the subject property, developed to the specifications listed in Section 22.52.1060 of the County Code. There shall be at least 57 resident (three covered spaces per dwelling unit) and eight guest parking spaces distributed throughout the development as depicted on the approved Exhibit "A" or an approved revised Exhibit "A". The required parking spaces shall be continuously available for vehicular parking only and shall not be used for storage, automobile repair, or any other unauthorized use. The permittee shall provide for continual enforcement in the Covenants, Conditions, and Restrictions ("CC&Rs") to the satisfaction of Regional Planning.
19. Pursuant to Section 1129B of the Building Code, one of the eight guest parking spaces must be a "van-accessible" parking space for the disabled. Prior to the issuance of any building permit, the permittee shall submit to the Director of Planning for review and approval three copies of a revised Exhibit "A" showing the required accessible parking space.
20. The permittee shall submit a copy of the project CC&Rs to Regional Planning for review prior to final map approval. A copy of these conditions shall be attached to the CC&Rs.
21. Provide in the CC&Rs a method for the continuous maintenance of the common areas, including the driveways, landscaping and the lighting system along all walkways and outdoor seating areas, to the satisfaction of Regional Planning.

Draft Conditions

22. Reserve in the CC&Rs the right for all residents within the condominium project to use the driveway for access and the guest parking spaces throughout the subdivision.
23. State in the CC&Rs that parking of recreational vehicles and outside storage shall not be allowed within the development.
24. Provide in the CC&Rs a method for graffiti prevention along the front/entrance of the subject project. Include language stating that the front yard wall shall be screened with vines and other vegetation to deter the occurrence of graffiti, and that such vegetation shall be continuously maintained so that the front yard wall is screened from view.
25. Provide in the CC&Rs a method for graffiti removal. In the event such extraneous markings occur, the permittee shall remove or cover said markings, drawings, or signage by 6:00 am the next day. Paint utilized in covering such markings shall be of a color that matches, as closely as possible, the color of the adjacent surfaces.
26. All structures, walls and fences open to public view shall remain free of extraneous markings, drawings, or signage. These shall include any of the above that do not directly relate to the use of the premises or that do not provide pertinent information about said premises. The only exceptions shall be seasonal decorations or signage provided under the auspices of a civic or non-profit organization.
27. Information contained within the CC&Rs required by these conditions cannot be modified in any way without prior authorization from Regional Planning.
28. All utilities shall be placed underground.
29. All structures shall comply with the requirements of the Division of Building and Safety of the Los Angeles County Department of Public Works ("Public Works").
30. Detonation of explosives or any other blasting devices or material shall be prohibited unless all required permits have been obtained and adjacent property owners have been notified.
31. All grading and construction on the subject property and appurtenant activities, including engine warm-up, shall be restricted to Monday through Friday, between 8:00 a.m. and 6:00 p.m., and Saturday, between 8:00 a.m. and 5:00 p.m. No Sunday or holiday operations are permitted.
32. The permittee shall implement a dust control program during grading and construction to the satisfaction of the Director of Planning and the Director of Public Works.
33. The permittee shall, upon commencement of any grading activity allowed by this permit, diligently pursue all grading to completion.

Draft Conditions

34. No construction equipment or vehicles shall be parked or stored on any existing public or private streets.
35. The permittee shall obtain all necessary permits from Public Works and shall maintain all such permits in full force and effect throughout the life of this permit.
36. All construction and development within the subject property shall comply with the applicable provisions of the Building Code and the various related mechanical, electrical, plumbing, fire, grading and excavation codes as currently adopted by the County.
37. The permittee shall utilize water-saving devices and technology in the construction of this project consistent with Los Angeles County Building and Plumbing Codes.
38. The permittee shall comply with the green building and drought-tolerant landscaping provisions of the Los Angeles County Green Building Program.
39. The property shall be developed and maintained in compliance with all applicable requirements of the Los Angeles County Department of Public Health. Adequate water and sewage facilities shall be provided to the satisfaction of said department.
40. Upon approval of this grant, the permittee shall contact the Fire Prevention Bureau of the Los Angeles County Forester and Fire Warden to determine what facilities may be necessary to protect the property from fire hazard. Any necessary facilities including, but not limited to water mains, fire hydrants, and fire flow facilities, shall be provided to the satisfaction of and within the time periods established by said Department.
41. Prior to the issuance of any grading and/or building permit, a site plan shall be submitted to and approved by the Director of Planning indicating that the proposed construction and/or associated grading complies with the conditions of this grant and the provisions of the County Code.
42. Prior to the issuance of any grading and/or building permit, the permittee shall submit to the Director of Planning for review and approval three copies of a landscape plan. The landscape plan shall show size, type, and location of all plants, trees, and watering facilities. The landscape plan shall also contain a note indicating the timing of the required planting and planting deadlines as described herein. All landscaping shall be maintained in a neat, clean, and healthful condition, including proper pruning, weeding, removal of litter, fertilizing and replacement of plants when necessary. To the maximum extent feasible, drip irrigation systems shall be employed.

Timing of Planting. Prior to the issuance of building permits for any construction the applicant shall submit a landscaping and phasing plan for the landscaping associated with that construction to be approved by the Director of Planning. This phasing plan shall establish the timing and sequencing of the required landscaping.

Draft Conditions

The planting shall begin at least 90 days prior to occupancy of the first unit within the building. The required planting of new trees, shrubs and/or ground cover, and all remaining project landscaping, shall be completed within six months following the date of issuance of the certificate of occupancy.

43. The permittee shall comply with all applicable sections of the County of Los Angeles noise control ordinance Title 12 Environmental Protection Noise Control (i.e., construction noise, residential air conditioning). In addition, standard construction noise attenuation measures should be included but not limited to the following: 1) maintain equipment and follow the manufacturer's recommended noise muffling devices; 2) minimize equipment idling; 3) staging and delivery areas should be located as far as feasible from adjacent residences and schedule deliveries during mid-day; and 4) to the extent feasible, utilize electrical-powered tools or equipment instead of diesel-powered equipment for exterior work.
44. The subject project shall comply with the Noise Insulation Standards of title 24 of the California Code of regulations, which ensures an acceptable interior noise environment (45 dBA CNEL interior level). The residential units (Nos. 1, 11) facing 223rd Street may be subject to elevated traffic noise levels (>65 dBA CNEL); therefore, it is suggested that windows and/or glass doorways in these units have upgraded glazing of dual pane assemblies or laminated glass.
45. The following development program conditions shall apply:
 - a. No building or structure of any kind except a temporary structure used only in the developing of the property according to the development program shall be built, erected, or moved onto any part of the property.
 - b. No existing building or structure which under the program is to be demolished shall be used.
 - c. No existing building or structure which, under the program, is to be altered shall be used until such building or structure has been so altered.
 - d. All improvements shall be completed prior to the occupancy of any structures within each phase of development to the satisfaction of the Director of Planning.
 - e. Where one or more buildings in the projected development are designated as primary buildings, building permits for structures other than those so designated shall not be issued until the foundations have been constructed for such primary building or buildings.

**FINDINGS OF THE REGIONAL PLANNING COMMISSION
OF THE COUNTY OF LOS ANGELES
FOR VESTING TENTATIVE TRACT MAP NO. 063243**

1. The Los Angeles County Regional Planning Commission ("Commission") conducted a public hearing on the matter of Vesting Tentative Tract Map No. 063243 on June 10, 2009. Vesting Tentative Tract Map No. 063243 was heard concurrently with General Plan Amendment Case No. 2005-00011-(2), Zone Change Case No. 2005-00022-(2) and Conditional Use Permit Case No. 2005-00236-(2).
2. The subject site is located at 1028 W. 223rd Street, within the Carson Zoned District and unincorporated community of West Carson.
3. The rectangularly-shaped subject property is 0.92 gross acres (0.81 net acres) in size with level topography. The subject property is currently occupied by one single-family residence.
4. Primary access to the project property will be from 223rd Street, an 80-foot wide secondary highway on the Los Angeles County Master Plan of Highways. Internal access will be provided by a 26-foot wide private driveway and fire lane.
5. Vesting Tentative Tract Map No. 063243 is a request to create one multi-family lot with 19 attached condominium units in four buildings on 0.92 gross acres.
6. General Plan Amendment Case No. 2005-00011-(2) is a related request to amend the Los Angeles Countywide General Plan ("General Plan") Land Use Policy Map to change the 0.92 gross acre site from Category 1 (Low Density Residential - One to Six Dwelling Units Per Acre) to Category 3 (Medium Density Residential - 12 to 22 Dwelling Units Per Acre).
7. Zone Change Case No. 2005-00022-(2) is a related request to change 0.81 net acres of existing A-1 (Light Agricultural - 5,000 Square Foot Minimum Required Lot Area) zoning to R-3-24U-DP (Limited Multiple Residence - 24 Dwelling Units Per Acre - Development Program). The Development Program designation will ensure that development occurring after rezoning will conform to approved plans and will ensure compatibility with the surrounding area. As applied in this case, the conditional use permit will restrict the development of the rezoned site to the proposed residential development as shown on the site plan marked "Exhibit A". No other development will be permitted on the property unless a new conditional use permit is first obtained.
8. Conditional Use Permit Case No. 2005-00236-(2) is a related request to ensure compliance with the Development Program zoning pursuant to Section 20.40.040 of the Los Angeles County Code ("County Code").

9. Approval of the vesting tentative tract map and conditional use permit will not become effective unless and until the Los Angeles County Board of Supervisors ("Board") has approved the proposed general plan amendment and adopted an ordinance effecting the proposed change of zone, and such ordinance has become effective.
10. The applicant's site plan, labeled Exhibit "A", depicts one multi-family lot with 19 attached condominium units (townhomes) on 0.92 gross acres. The townhomes are configured in four separate buildings varying from four to six units arranged throughout the project site. Each unit is three stories (living space on top of garage) and has a maximum height of 35 feet. A 28-foot wide private driveway and fire lane is proposed within the development, enabling the multi-family units to access W. 223rd Street. Each unit will have three covered parking spaces (57 total spaces), with a total of eight guest parking spaces proposed in four locations within the development. A minimum of 2,042 square feet (or 5.8 percent of the net project area) of open space area is proposed, to include a play area, planters, and front yard landscaping. There is one existing single-family residence proposed to be demolished. Approximately 1,000 cubic yards of cut and 2,000 cubic yards of fill grading are proposed. There are no Oak trees on the project site.
11. The property is depicted within the Category 1 land use category of the General Plan Land Use Policy Map. A plan amendment to Category 3 is proposed, allowing a maximum density of 22 dwelling units per gross acre (or 20 units). The density of the proposed residential development is 20.6 dwelling units per gross acre (or 19 units), which is consistent with the maximum under Category 3.
12. The project site is currently zoned A-1 (Light Agricultural-5,000 Square Foot Minimum Required Lot Area). The A-1 zoning was created by Ordinance No. 6529 establishing the Carson Zoned District on October 6, 1954.
13. Surrounding zoning is A-1 and M-1 (Light Industrial) to the north; R-3-17U-DP (Limited Multiple Residence - 17 Dwelling Units Per Net Acre - Development Program), A-1 and M-1 to the east; A-1 and RPD-5,000-12U (Residential Planned Development - 5,000 Square Foot Minimum Required Lot Area - 12 Dwelling Units Per Acre) to the south; and A-1 and RPD-5,000-12U to the west.
14. Surrounding land uses to the north consist of single and multi-family residences, a church, greenhouse (nursery), school and a kennel. To the east are single and multi-family residences, church, kennel, maintenance yard, and a mobilehome park. To the south is a planned unit development, single-family residences, mobilehome park, light industrial/warehouse and a market. To the west are single-family residences and duplexes.

15. The project is consistent with the proposed R-3-24U-DP zoning classification. Attached multi-family residences are permitted in the R-3-24U-DP zone pursuant to Sections 22.20.260 and 22.40.040 of the County Code. The project also complies with the density of the R-3-24U-DP zone, which allows up to 24 dwelling units per net acre (or 19 units) on the subject property.
16. Two letters of correspondence were received from the County Sanitation Districts of Los Angeles County. The more recent letter from the Sanitation District, dated May 12, 2009, provided updated sewerage and wastewater flow information since the previous letter sent on February 5, 2007. The first letter, dated February 5, 2007, gave information related to sewer connection fees and design capacities of the District's wastewater treatment facilities.
17. During the June 10, 2009 public hearing, the Commission heard a presentation from staff and testimony from the applicant's agent. No other testimony was heard.
18. During the June 10, 2009 public hearing, the Commission discussed the proposed development.
19. On June 10, 2009, after hearing all testimony, the Commission closed the public hearing, adopted the Negative Declaration, approved Vesting Tentative Tract Map No. 063243 and Conditional Use Permit Case No. 2005-00236-(2), and recommended to the Board approval of General Plan Amendment Case No. 2005-00011-(2) and adoption of Zone Change Case No. 2005-00022-(2).
20. The proposed use is subject to the development standards and requirements applicable to the R-3-24U-DP zone, as set forth in Sections 22.20.260 through 22.20.330 of the County Code, as well as the requirements of the DP zone, pursuant to Sections 22.40.030 through 22.40.080 of the County Code.
21. The applicant has submitted a development program, consisting of a site plan and progress schedule, which complies with the requirements of Section 22.40.050 of the County Code.
22. As a condition of approval of this grant, the applicant will be required to comply with all applicable development program conditions as set forth in Section 22.40.070 of the County Code.
23. The proposed subdivision and the provisions for its design and improvement are consistent with the goals and policies of the General Plan. The project increases the supply and diversity of housing, and promotes the efficient use of existing public services and infrastructure by locating new development within an older established urbanized area.

24. The proposed subdivision will be served by public sewer and public water systems.
25. The site is physically suitable for the density and type of development proposed since it has access to County-maintained streets, will be served by public sewers, and will be provided with water supplies and distribution facilities to meet anticipated domestic and fire protection needs.
26. The design of the subdivision and the type of improvements will not cause serious public health problems, since sewage disposal, storm drainage, fire protection, and geological and soils factors are addressed in the conditions of approval.
27. The design of the subdivision and the proposed improvements will not cause substantial environmental damage. The subject property is not located in a Significant Ecological Area and does not contain any stream courses or high value riparian habitat.
28. The design of the subdivision provides, to the extent feasible, for future passive or natural heating or cooling opportunities therein.
29. The division and development of the property in the manner set forth on this map will not unreasonably interfere with the free and complete exercise of public entity and/or public utility rights-of-way and/or easements within this map, since the design and development as set forth in the conditions of approval and shown on the tentative map provide adequate protection for any such easements.
30. Pursuant to Article 3.5 of the Subdivision Map Act, the proposed subdivision does not contain or front upon any public waterway, river, stream, coastline, shoreline, lake or reservoir.
31. The housing and employment needs of the region were considered and balanced against the public service needs of local residents and available fiscal and environmental resources when the project was determined to be consistent with the General Plan.
32. The subject tract map has been submitted as a "vesting" tentative map. As such, it is subject to the provisions of Sections 21.38.101 through 21.38.080 of the County Code (Subdivision Ordinance).
33. An Initial Study was prepared for this project in compliance with the California Environmental Quality Act (Public Resources Code Section 21000 et. seq.) ("CEQA"), the State CEQA Guidelines, and the Environmental Document Reporting Procedures and Guidelines of the County of Los Angeles. The Initial Study identified

no significant effects on the environment. Based on the Initial Study and project revisions, a Negative Declaration has been prepared for this project.

34. After consideration of the attached Negative Declaration with any comments received during the public review process, the Commission finds on the basis of the whole record before the Commission that there is no substantial evidence the project as revised will have a significant effect on the environment, finds the MND reflects the independent judgment and analysis of the Commission, and adopts the Negative Declaration.
35. This project does not have "no effect" on fish and wildlife resources. Therefore, the project is not exempt from California Department of Fish and Game fees pursuant to Section 711.4 of the California Fish and Game Fee.
36. The location of the documents and other materials constituting the record of proceedings upon which the Commission's decision is based in this matter is the Los Angeles County Department of Regional Planning, 13th Floor, Hall of Records, 320 West Temple Street, Los Angeles, California 90012. The custodian of such documents and materials shall be the Section Head of the Land Divisions Section, Regional Planning.

THEREFORE, in view of the findings of fact and conclusions presented above, Vesting Tentative Tract Map No. 063243 is approved, subject to the attached conditions established by the Commission and recommended by the Los Angeles County Subdivision Committee.

**DEPARTMENT OF REGIONAL PLANNING
VESTING TENTATIVE TRACT MAP NO. 063243**

Map/Exhibit "A" Date: July 1, 2008

DRAFT CONDITIONS:

1. Conform to the applicable requirements of Title 21 and Title 22 of the Los Angeles County Code ("County Code"), including the requirements of the R-3-24U-DP (Limited Multiple Residence - 24 Dwelling Units Per Net Acre - Development Program) zone. Also, conform to the requirements of Conditional Use Permit Case No. 2005-00236-(2).
2. Recordation of the final map is contingent upon approval of General Plan Amendment Case No. 2005-00011-(2) and adoption of Zone Change Case No. 2005-00022-(2) by the Los Angeles County Board of Supervisors ("Board").
3. The subdivider or successor in interest shall label the interior driveway as "Private Driveway and Fire Lane" on the final map.
4. The subdivider or successor in interest shall construct or bond with the Los Angeles County Department of Public Works ("Public Works") for driveway paving in widths as shown on the approved Exhibit "A", dated July 1, 2008, to the satisfaction of the Los Angeles County Department of Regional Planning ("Regional Planning") and the Los Angeles County Fire Department ("Fire").
5. The subdivider or successor in interest shall submit a copy of the project Covenants, Conditions and Restrictions ("CC&Rs") to Regional Planning for review and approval prior to final map approval. Those provisions required by the County to be contained in the CC&Rs shall be identified as such, and shall not be modified in any way without prior authorization from Regional Planning.
6. The subdivider or successor in interest shall provide in the CC&Rs a method for the continuous maintenance of all common areas, including the driveways, landscaping and the lighting system along all walkways and outdoor seating areas, to the satisfaction of Regional Planning.
7. The subdivider or successor in interest shall reserve in the CC&Rs the right for all residents within the condominium project to use the driveway for access and the guest parking spaces throughout the subdivision.
8. The subdivider or successor in interest shall provide in the CC&Rs a method for graffiti prevention along the front/entrance of the subject project. Include language stating that the front yard wall shall be screened with vines and other vegetation to deter the occurrence of graffiti, and that such vegetation shall be continuously maintained so that the front yard wall is screened from view.

9. The subdivider or successor in interest shall provide in the CC&Rs a method for graffiti removal. In the event such extraneous markings occur, the permittee shall remove or cover said markings, drawings, or signage by 6:00 am the next day. Paint utilized in covering such markings shall be of a color that matches, as closely as possible, the color of the adjacent surfaces.
10. The subject property shall be developed and maintained in substantial compliance with the approved Exhibit "A", dated July 1, 2008, or a revised Exhibit "A".
11. The subdivider or successor in interest shall place a note or notes on the final map, to the satisfaction of Regional Planning and the Los Angeles County Department of Public Works, that this subdivision is approved as a condominium project for a total of 19 residential units whereby the owners of the units of air space will hold an undivided interest in the common areas, which will in turn provide the necessary access, and utility easements for the units.
12. The subdivider or successor in interest shall remove all existing structures (including one single-family residence and any accessory structures) on the subject property. Submit a copy of a demolition permit or other proof of removal prior to final map approval, to the satisfaction of Regional Planning.
13. The subdivider or successor in interest shall plant at least 7 trees (one tree for every 5,000 square feet of the net project area) of a non-invasive species throughout the landscaped and common areas of the subject project. The location and the species of said trees shall be incorporated into a site plan or landscape plan. Prior to final map approval, the site/landscaping plan shall be approved by Regional Planning, and a bond shall be posted with Public Works or other verification shall be submitted to the satisfaction of Regional Planning to ensure the planting of the required trees.
14. The subdivider shall comply with the green building and drought-tolerant landscaping provisions of the Los Angeles County Green Building Program.
15. Within five days of the tentative map approval date, the subdivider or successor in interest shall remit processing fees (currently \$2, 068.00) payable to the County of Los Angeles in connection with the filing and posting of a Notice of Determination in compliance with Section 21152 of the California Public Resources Code and Section 711 of the California Fish and Game Code to defray the costs of fish and wildlife protection and management incurred by the California Department of Fish and Game. No project subject to this requirement is final, vested or operative until the fee is paid.
16. Pursuant to Chapter 22.72 of the County Code, the subdivider or successor in interest shall pay a fee (currently \$15,143.00) to the Los Angeles County Librarian prior to issuance of any building permit.

17. No grading permit may be issued prior to final map recordation unless otherwise authorized by the Director of Regional Planning.
18. The subdivider or successor in interest shall defend, indemnify and hold harmless the County, its agents, officers, and employees from any claim, action, or proceeding against the County or its agents, officers, or employees to attack, set aside, void or annul this tentative map approval, or related discretionary project approvals, whether legislative or quasi-judicial, which action is brought within the applicable time period of Government Code Section 65499.37 or any applicable limitation period. The County shall promptly notify the subdivider of any claim, action, or proceeding and the County shall cooperate reasonably in the defense.
19. In the event that any claim, action, or proceeding as described above is filed against the County, the subdivider or successor in interest shall within 10 days of the filing pay Regional Planning an initial deposit of \$5,000.00, from which actual costs shall be billed and deducted for the purpose of defraying the expense involved in the department's cooperation in the defense, including but not limited to, depositions, testimony, and other assistance to the subdivider or the subdivider's counsel. The subdivider shall also pay the following supplemental deposits, from which actual costs shall be billed and deducted:
 - a. If during the litigation process, actual costs incurred reach 80 percent of the amount on deposit, the subdivider shall deposit additional funds to bring the balance up to the amount of the initial deposit. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation;
 - b. At the sole discretion of the subdivider, the amount of an initial or supplemental deposit may exceed the minimum amounts defined herein.

The cost for collection and duplication of records and other related documents will be paid by the subdivider according to the County Code Section 2.170.010.

Except as expressly modified herein above, this approval is subject to all those conditions set forth in the CUP and the attached reports recommended by the Los Angeles County Subdivision Committee, consisting of the Departments of Public Works, Fire, Parks and Recreation, and Public Health.

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION – SUBDIVISION
TRACT NO. 063243 (Rev.)

TENTATIVE MAP DATED 07-01-2008
EXHIBIT MAP DATED 07-01-2008

The following reports consisting of 11 pages are the recommendations of Public Works.

The subdivision shall conform to the design standards and policies of Public Works, in particular, but not limited to the following items:

1. Details and notes shown on the tentative map are not necessarily approved. Any details or notes which may be inconsistent with requirements of ordinances, general conditions of approval, or Department policies must be specifically approved in other conditions, or ordinance requirements are modified to those shown on the tentative map upon approval by the Advisory agency.
2. Easements are tentatively required, subject to review by the Director of Public Works to determine the final locations and requirements.
3. Easements shall not be granted or recorded within areas proposed to be granted, dedicated, or offered for dedication for public streets, highways, access rights, building restriction rights, or other easements until after the final map is filed with the Registrar-Recorder/County Clerk's Office. If easements are granted after the date of tentative approval, a subordination must be executed by the easement holder prior to the filing of the final map.
4. In lieu of establishing the final specific locations of structures on each lot/parcel at this time, the owner, at the time of issuance of a grading or building permit, agrees to develop the property in conformance with the County Code and other appropriate ordinances such as the Building Code, Plumbing Code, Grading Ordinance, Highway Permit Ordinance, Mechanical Code, Zoning Ordinance, Undergrounding of Utilities Ordinance, Water Ordinance, Sanitary Sewer and Industrial Waste Ordinance, Electrical Code, and Fire Code. Improvements and other requirements may be imposed pursuant to such codes and ordinances.
5. All easements existing at the time of final map approval must be accounted for on the approved tentative map. This includes the location, owner, purpose, and recording reference for all existing easements. If an easement is blanket or indeterminate in nature, a statement to that effect must be shown on the tentative map in lieu of its location. If all easements have not been accounted for, submit a corrected tentative map to the Department of Regional Planning for approval.
6. Adjust, relocate, and/or eliminate lot lines, lots, streets, easements, grading, geotechnical protective devices, and/or physical improvements to comply with ordinances, policies, and standards in effect at the date the County determined the application to be complete all to the satisfaction of Public Works.

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION – SUBDIVISION
TRACT NO. 063243 (Rev.)

TENTATIVE MAP DATED 07-01-2008
EXHIBIT MAP DATED 07-01-2008


7. Quitclaim or relocate easements running through proposed structures.
8. Prior to final approval of the tract map submit a notarized affidavit to the Director of Public Works, signed by all owners of record at the time of filing of the map with the Registrar-Recorder/County Clerk's Office, stating that any proposed condominium building has not been constructed or that all buildings have not been occupied or rented and that said building will not be occupied or rented until after the filing of the map with the Registrar-Recorder/County Clerk's Office.
9. Place standard condominium notes on the final map to the satisfaction of Public Works.
10. Label driveways and multiple access strips as "Private Driveway and Fire Lane" and delineate on the final map to the satisfaction of Public Works.
11. Remove existing structures prior to final map approval. Demolition permits are required from the Building and Safety office.
12. A final tract map must be processed through the Director of Public Works prior to being filed with the Registrar-Recorder/County Clerk's Office.
13. Prior to submitting the tract map to the Director of Public Works for examination pursuant to Section 66442 of the Government Code, obtain clearances from all affected Departments and Divisions, including a clearance from the Subdivision Mapping Section of the Land Development Division of Public Works for the following mapping items; mathematical accuracy; survey analysis; and correctness of certificates, signatures, etc.
14. A final guarantee will be required at the time of filing of the final map with the Registrar-Recorder/County Clerk's Office.

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION – SUBDIVISION
TRACT NO. 063243 (Rev.)

TENTATIVE MAP DATED 07-01-2008

EXHIBIT MAP DATED 07-01-2008

15. Within 30 days of the approval date of this land use entitlement or at the time of first plan check submittal, the applicant shall deposit the sum of \$2,000 (Minor Land Divisions) or \$5,000 (Major Land Divisions) with Public Works to defray the cost of verifying conditions of approval for the purpose of issuing final map clearances. This deposit will cover the actual cost of reviewing conditions of approval for Conditional Use Permits, Tentative Tract and Parcel Maps, Vesting Tentative Tract and Parcel Maps, Oak Tree Permits, Specific Plans, General Plan Amendments, Zone Changes, CEQA Mitigation Monitoring Programs and Regulatory Permits from State and Federal Agencies (Fish and Game, USF&W, Army Corps, RWQCB, etc.) as they relate to the various plan check activities and improvement plan designs. In addition, this deposit will be used to conduct site field reviews and attend meetings requested by the applicant and/or his agents for the purpose of resolving technical issues on condition compliance as they relate to improvement plan design, engineering studies, highway alignment studies and tract/parcel map boundary, title and easement issues. When 80% of the deposit is expended, the applicant will be required to provide additional funds to restore the initial deposit. Remaining balances in the deposit account will be refunded upon final map recordation

Prepared by  Conrad M. Green
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Phone (626) 458-4917

Date 08-18-2008



COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS

900 SOUTH FREMONT AVENUE
ALHAMBRA, CALIFORNIA 91803-1331
WWW.DPW.LACOUNTY.GOV

TRACT NO.: 063243

TENTATIVE MAP DATE: 07/01/08
EXHIBIT MAP DATE: 07/01/08

STORM DRAIN SECTION CONDITIONS OF APPROVAL, PHONE: (626) 458-4921

Prior to Improvement Plans Approval:

1. Comply with the requirements of the Drainage Concept / Hydrology Study / Standard Urban Stormwater Mitigation Plan (SUSMP), which was conceptually approved on 5/20/08 to the satisfaction of the Department of Public Works.

Name Lizbeth Córdova DS Date 8/11/08 Phone (626) 458-4921

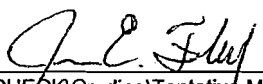
The subdivision shall conform to the design standards and policies of Public Works, in particular, but not limited to the following items:

REQUIREMENTS PRIOR TO GRADING PLAN APPROVAL:

1. Notarized covenants, in a form approved by Public Works, shall be obtained from all impacted offsite property owners, as determined by Public Works, and shall be recorded by the applicant. The number of offsite covenants will be determined by Public Works based on proposed off-site grading work or off-site drainage impacts. Covenants must be prepared by the applicant's consultants and submitted to Public Works for review and approval. By acceptance of this condition, the applicant acknowledges and agrees that this condition does not require the construction or installation of an off-site improvement, and that the offsite covenants referenced above do not constitute an offsite easement, license, title or interest in favor of the County. Therefore, the applicant acknowledges and agrees that the provisions of Government Code Section 66462.5 do not apply to this condition and that the County shall have no duty or obligation to acquire by negotiation or by eminent domain any land or any interest in any land in connection with this condition.
2. Provide approval of:
 - a. The latest drainage concept/hydrology/Standard Urban Stormwater Mitigation Plan (SUSMP) by the Storm Drain and Hydrology Section of Land Development Division.
 - b. The grading plan by the Geotechnical & Materials Engineering Division (GMED).

REQUIREMENTS PRIOR TO FINAL MAP RECORDATION:

3. Submit a grading plan for approval. The grading plan must show and call out the following items, including but not limited to: construction of all drainage devices and details, paved driveways, elevation and drainage of all pads, SUSMP devices (if applicable), and any required landscaping and irrigation not within a common area or maintenance easement. Acknowledgement and/or approval from all easement holders may be required.
4. Provide a draft copy of the CC&Rs

Name  Date 7/31/08 Phone (626) 458-4921
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County of Los Angeles Department of Public Works
GEOTECHNICAL AND MATERIALS ENGINEERING DIVISION
GEOLOGIC REVIEW SHEET
900 So. Fremont Ave., Alhambra, CA 91803
TEL. (626) 458-4925

DISTRIBUTION
____ Geologist
____ Soils Engineer
1 GMED File
1 Subdivision

TENTATIVE TRACT MAP 63243
SUBDIVIDER Anastasi
ENGINEER R.T. Quinn & Associates, Inc.
GEOLOGIST -----
SOILS ENGINEER NorCal Engineering

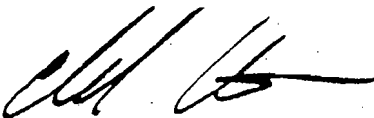
TENTATIVE MAP DATED 7/1/08 (Revised)
LOCATION Harbor City
GRADING BY SUBDIVIDER [Y] (Y or N) – 2000 yds.³
REPORT DATE -----
REPORT DATE 7/18/06, 6/14/05

TENTATIVE MAP FEASIBILITY IS RECOMMENDED FOR APPROVAL FROM A GEOLOGIC STANDPOINT

THE FOLLOWING INFORMATION IS APPLICABLE TO THIS DIVISION OF LAND:

- The Final Map does **not** need to be reviewed by GMED.
- Geology and/or soils engineering reports may be required prior to approval of building or grading plans.
- The Soils Engineering review dated 7/25/08 is attached.

Prepared by



Charles Nestle

Reviewed by

Date 7/23/08

Please complete a Customer Service Survey at <http://dpw.lacounty.gov/go/gmedsurvey>

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8/30/07

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
GEOTECHNICAL AND MATERIALS ENGINEERING DIVISION

SOILS ENGINEERING REVIEW SHEET

Address: 900 S. Fremont Ave., Alhambra, CA 91803
Telephone: (626) 458-4925
Fax: (626) 458-4913

District Office 12.0
PCA LX001129
Sheet 1 of 1

Tentative Tract Map 63243
Location 223rd Street, Harbor City
Developer/Owner Anastasi
Engineer/Architect R.T. Quinn & Associates, Inc.
Soils Engineer NorCal Engineering
Geologist ---

DISTRIBUTION:
___ Drainage
___ Grading
___ Geo/Soils Central File
___ District Engineer
___ Geologist
___ Soils Engineer
___ Engineer/Architect

Review of:

Tentative Tract Map and Exhibit Dated by Regional Planning 7/1/08 (rev.)
Soils Engineering Report Dated 6/14/05
Soils Engineering Addendum Dated 7/18/06
Previous Review Sheet Dated 3/19/08

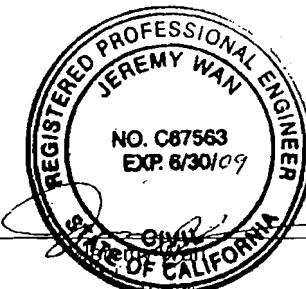
ACTION:

Tentative Map feasibility is recommended for approval, subject to condition below:

REMARKS:

At the grading plan stage, submit two sets of grading plans to the Soils Section for verification of compliance with County codes and policies.

NOTE(S) TO THE PLAN CHECKER/BUILDING AND SAFETY DISTRICT ENGINEER:
ONSITE SOILS HAVE A MEDIUM EXPANSION POTENTIAL AND ARE CORROSIVE TO FERROUS METALS.



Prepared by _____ Date 7/25/08

Please complete a Customer Service Survey at <http://dpw.lacounty.gov/go/gmedsurvey>.

NOTICE: Public safety, relative to geotechnical subsurface exploration, shall be provided in accordance with current codes for excavations, inclusive of the Los Angeles County Code, Chapter 11.48, and the State of California, Title 8, Construction Safety Orders.

P:\gmepub\Soils Review\Jeremy\TR 63243, 223rd Street, Harbor City, TTM-A_6.doc

The subdivision shall conform to the design standards and policies of Public Works, in particular, but not limited to the following items:

1. Dedicate the right to restrict vehicular access on 223rd Street.
2. Close any unused driveway with standard curb, gutter, and sidewalk along the property frontage on 223rd Street.
3. Construct parkway improvements (driveway, landings, sidewalk etc.) that either serve or form a part of a Pedestrian Access Route to meet current Americans with Disabilities Act (ADA) requirements to the satisfaction of Public Works.
4. Plant street trees along the property frontage on 223rd Street.
5. Comply with the following street lighting requirements:
 - a. Provide street lights on concrete poles with underground wiring along the property frontage on 223rd Street to the satisfaction of Public Works. Submit street lighting plans as soon as possible for review and approval to the Street Lighting Section of the Traffic and Lighting Division. For additional information, please contact the Street Lighting Section at (626) 300-4726.
 - b. The proposed development, or portions thereof, are not within an existing Lighting District. Annexation and assessment balloting are required. Upon tentative map approval, the applicant shall comply with conditions listed below in order for the Lighting District to pay for the future operation and maintenance of the street lights. The Board of Supervisors must approve the annexation and levy of assessment (should assessment balloting favor levy of assessment) prior to filing of the final subdivision maps for each area with the Registrar-Recorder/County Clerk.
 - (1) Request the Street Lighting Section to commence annexation and levy of assessment proceedings.
 - (2) Provide business/property owner's name(s), mailing address(es), site address, Assessor Parcel Number(s), and Parcel Boundaries in either Microstation or Auto CADD format of territory to be developed to the Street Lighting Section.
 - (3) Submit a map of the proposed development including any roadways

TENTATIVE MAP DATED 07-01-2008
EXHIBIT MAP DATED 07-01-2008

conditioned for street lights that are outside the proposed project area to Street Lighting Section. Contact the Street Lighting Section for map requirements and with any questions at (626) 300-4726.

- c. The annexation and assessment balloting process takes approximately ten to twelve months to complete once the above information is received and approved. Therefore, untimely compliance with the above will result in a delay in receiving approval of the street lighting plans or in filing the final subdivision map for recordation. Information on the annexation and the assessment balloting process can be obtained by contacting Street Lighting Section at (626) 300-4726.
 - d. For acceptance of street light transfer of billing, the area must be annexed into the Lighting District and all street lights in the development, or the current phase of the development, must be constructed according to Public Works approved plans. The contractor shall submit one complete set of "as-built" plans. Provided the above conditions are met, all street lights in the development, or the current phase of the development, have been energized, and the developer has requested a transfer of billing at least by January 1 of the previous year, the Lighting District can assume responsibility for the operation and maintenance of the street lights by July 1 of any given year. The transfer of billing could be delayed one or more years if the above conditions are not met.
- 6. Underground all existing service lines and distribution lines that are less than 50 KV and new utility lines to the satisfaction of Public Works and Southern California Edison. Please contact Construction Division at (626) 458-3129 for new location of any above ground utility structure in the parkway.
 - 7. Prior to final map approval, enter into an agreement with the County franchised cable TV operator (if an area is served) to permit the installation of cable in a common utility trench to the satisfaction of Public Works; or provide documentation that steps to provide cable TV to the proposed subdivision have been initiated to the satisfaction of Public Works.

JN for AHN

PC

Prepared by Patricia Constanza
tr63243r-rev4.doc


Phone (626) 458-4921

Date 07-25-2008

TENTATIVE MAP DATED 07-01-2008
EXHIBIT MAP DATED 07-01-2008

The subdivision shall conform to the design standards and policies of Public Works, in particular, but not limited to the following items:

1. The subdivider shall install and dedicate main line sewers and serve each building with a separate house lateral or have approved and bonded sewer plans on file with Public Works.
2. A sewer area study for the proposed subdivision (PC12067AS, dated 06-12-2008) was reviewed and approved. No additional mitigation measures are required. The sewer area study shall be invalidated should the total number of dwelling units, increase, the density increases, dwelling units occur on previously identified building restricted lots, change in the proposed sewer alignment, increase in tributary sewershed, change of the sewer collection points, or the adoption of a land use plan or a revision to the current plan. A revision to the approved sewer area study may be allowed at the discretion of the Director of Public Works. The approved sewer area study shall remain valid for two years after initial approval of the tentative map. After this period of time, an update of the area study shall be submitted by the applicant if determined to be warranted by Public Works.
3. Provide a digital copy (PDF Format) of the approved area study and/or approved sewer improvement plans.
4. The subdivider shall send a print of the land division map to the County Sanitation District with a request for annexation. The request for annexation must be approved prior to final map approval.
5. Easements are required, subject to review by Public Works to determine the final locations and requirements.


Prepared by Imelda Ng
tr63243s-rev4.doc

Phone (626) 458-4921

Date 08-11-2008

TENTATIVE MAP DATED 07-01-2008
EXHIBIT MAP DATED 07-01-2008

The subdivision shall conform to the design standards and policies of Public Works, in particular, but not limited to the following items:

1. A water system maintained by the water purveyor, with appurtenant facilities to serve all buildings in the land division, must be provided. The system shall include fire hydrants of the type and location (both on-site and off-site) as determined by the Fire Department. The water mains shall be sized to accommodate the total domestic and fire flows.
2. There shall be filed with Public Works a statement from the water purveyor indicating that the water system will be operated by the purveyor, and that under normal conditions, the system will meet the requirements for the land division, and that water service will be provided to each building.
3. If needed, easements shall be granted to the County, appropriate agency or entity for the purpose of ingress, egress, construction and maintenance of all infrastructures constructed for this land division to the satisfaction of Public Works.
4. Submit landscape and irrigation plans for each multi-family lot in the land division, with landscape area greater than 2,500 square feet, in accordance with the Water Efficient Landscape Ordinance.

Prepared by Lana Radle
tr63243w-rev4.doc

Phone (626) 458-4921

Date 08-11-2008



COUNTY OF LOS ANGELES

FIRE DEPARTMENT

5823 Rickenbacker Road
Commerce, California 90040

RP - Jodie

CONDITIONS OF APPROVAL FOR SUBDIVISION - UNINCORPORATED

Subdivision: TR 63243 Map Date July 01, 2008 - Ex. A

C.U.P. _____ Map Grid 0743D

- ☐ **FIRE DEPARTMENT HOLD** on the tentative map shall remain until verification from the Los Angeles County Fire Dept. Planning Section is received, stating adequacy of service. Contact (323) 881-2404.
- ☒ Access shall comply with Title 21 (County of Los Angeles Subdivision Code) and Section 902 of the Fire Code, which requires all weather access. All weather access may require paving.
- ☒ Fire Department access shall be extended to within 150 feet distance of any exterior portion of all structures.
- ☒ Where driveways extend further than 150 feet and are of single access design, turnarounds suitable for fire protection equipment use shall be provided and shown on the final map. Turnarounds shall be designed, constructed and maintained to insure their integrity for Fire Department use. Where topography dictates, turnarounds shall be provided for driveways that extend over 150 feet in length.
- ☒ The private driveways shall be indicated on the final map as "Private Driveway and Firelane" with the widths clearly depicted. Driveways shall be maintained in accordance with the Fire Code.
- ☒ Vehicular access must be provided and maintained serviceable throughout construction to all required fire hydrants. All required fire hydrants shall be installed, tested and accepted prior to construction.
- ☐ This property is located within the area described by the Fire Department as "Very High Fire Hazard Severity Zone" (formerly Fire Zone 4). A "Fuel Modification Plan" shall be submitted and approved prior to final map clearance. (Contact: Fuel Modification Unit, Fire Station #32, 605 North Angeleno Avenue, Azusa, CA 91702-2904, Phone (626) 969-5205 for details).
- ☒ Provide Fire Department or City approved street signs and building access numbers prior to occupancy.
- ☐ Additional fire protection systems shall be installed in lieu of suitable access and/or fire protection water.
- ☐ The final concept map, which has been submitted to this department for review, has fulfilled the conditions of approval recommended by this department for access only.
- ☐ These conditions must be secured by a C.U.P. and/or Covenant and Agreement approved by the County of Los Angeles Fire Department prior to final map clearance.
- ☐ The Fire Department has no additional requirements for this division of land.

Comments: Access as shown on the Exhibit Map is adequate.

By Inspector: Juan C. Padilla Date August 14, 2008

Land Development Unit - Fire Prevention Division - (323) 890-4243, Fax (323) 890-9783



COUNTY OF LOS ANGELES

FIRE DEPARTMENT

5823 Rickenbacker Road
Commerce, California 90040

WATER SYSTEM REQUIREMENTS - UNINCORPORATED

Subdivision No. TR 63243 Tentative Map Date July 01, 2008 - Ex. A

Revised Report _____

- ☐ The County Forester and Fire Warden is prohibited from setting requirements for water mains, fire hydrants and fire flows as a condition of approval for this division of land as presently zoned and/or submitted. However, water requirements may be necessary at the time of building permit issuance.
- ☒ The required fire flow for public fire hydrants at this location is 2500 gallons per minute at 20 psi for a duration of 2 hours, over and above maximum daily domestic demand. 2 Hydrant(s) flowing simultaneously may be used to achieve the required fire flow.
- ☐ The required fire flow for private on-site hydrants is _____ gallons per minute at 20 psi. Each private on-site hydrant must be capable of flowing _____ gallons per minute at 20 psi with two hydrants flowing simultaneously, one of which must be the furthest from the public water source.
- ☒ Fire hydrant requirements are as follows:
- Install 1 public fire hydrant(s). Verify / Upgrade existing _____ public fire hydrant(s).
- Install _____ private on-site fire hydrant(s).
- ☒ All hydrants shall measure 6"x 4"x 2-1/2" brass or bronze, conforming to current AWWA standard C503 or approved equal. All on-site hydrants shall be installed a minimum of 25' feet from a structure or protected by a two (2) hour rated firewall.
- ☒ Location: As per map on file with the office.
- ☐ Other location: _____
- ☒ All required fire hydrants shall be installed, tested and accepted or bonded for prior to Final Map approval. Vehicular access shall be provided and maintained serviceable throughout construction.
- ☐ The County of Los Angeles Fire Department is not setting requirements for water mains, fire hydrants and fire flows as a condition of approval for this division of land as presently zoned and/or submitted.
- ☒ Additional water system requirements will be required when this land is further subdivided and/or during the building permit process.
- ☐ Hydrants and fire flows are adequate to meet current Fire Department requirements.
- ☐ Fire hydrant upgrade is not necessary, if existing hydrant(s) meet(s) fire flow requirements. Submit original water availability form to our office.

Comments: The required fire hydrant shall be installed and tested or bonded for prior to Final Map clearance.

All hydrants shall be installed in conformance with Title 20, County of Los Angeles Government Code and County of Los Angeles Fire Code, or appropriate city regulations. This shall include minimum six-inch diameter mains. Arrangements to meet these requirements must be made with the water purveyor serving the area.

By Inspector Juan C. Padilla Date August 14, 2008

Land Development Unit – Fire Prevention Division – (323) 890-4243, Fax (323) 890-9783



LOS ANGELES COUNTY
DEPARTMENT OF PARKS AND RECREATION



PARK OBLIGATION REPORT

Tentative Map #	63243	DRP Map Date: 07/01/2008	SCM Date: / /	Report Date: 08/18/2008
Park Planning Area #	21	WEST CARSON	Map Type: REV. (REV RECD)	

Total Units = Proposed Units + Exempt Units

Sections 21.24.340, 21.24.350, 21.28.120, 21.28.130, and 21.28.140, the County of Los Angeles Code, Title 21, Subdivision Ordinance provide that the County will determine whether the development's park obligation is to be met by:

- 1) the dedication of land for public or private park purpose or,
- 2) the payment of in-lieu fees or,
- 3) the provision of amenities or any combination of the above.

The specific determination of how the park obligation will be satisfied will be based on the conditions of approval by the advisory agency as recommended by the Department of Parks and Recreation.

Park land obligation in acres or in-lieu fees:

ACRES:	0.13
IN-LIEU FEES:	\$47,081

Conditions of the map approval:

The park obligation for this development will be met by:

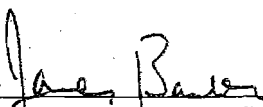
The payment of \$47,081 in-lieu fees.

Trails:

No trails.

Contact Patrocenia T. Sobrepeña, Departmental Facilities Planner I, Department of Parks and Recreation, 510 South Vermont Avenue, Los Angeles, California, 90020 at (213) 351-5120 for further information or an appointment to make an in-lieu fee payment.

For information on Hiking and Equestrian Trail requirements contact Trail Coordinator at (213) 351-5135.

By: 
James Barber, Developer Obligations/Land Acquisitions

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**LOS ANGELES COUNTY
DEPARTMENT OF PARKS AND RECREATION**



PARK OBLIGATION WORKSHEET

Tentative Map # **63243**

DRP Map Date: **07/01/2008**

SMC Date: / /

Report Date: **08/18/2008**

Park Planning Area # **21**

WEST CARSON

Map Type: **REV. (REV RECD)**

The formula for calculating the acreage obligation and or In-lieu fee is as follows:

$$(P)\text{people} \times (0.003) \text{ Goal} \times (U)\text{units} = (X) \text{ acres obligation}$$

$$(X) \text{ acres obligation} \times \text{RLV/Acre} = \text{In-Lieu Base Fee}$$

Where: P = Estimate of number of People per dwelling unit according to the type of dwelling unit as determined by the 2000 U.S. Census*. Assume * people for detached single-family residences; Assume * people for attached single-family (townhouse) residences, two-family residences, and apartment houses containing fewer than five dwelling units; Assume * people for apartment houses containing five or more dwelling units; Assume * people for mobile homes.

Goal = The subdivision ordinance allows for the goal of 3.0 acres of park land for each 1,000 people generated by the development. This goal is calculated as "0.0030" in the formula.

U = Total approved number of Dwelling Units.

X = Local park space obligation expressed in terms of acres.

RLV/Acre = Representative Land Value per Acre by Park Planning Area.

Total Units **19** = Proposed Units **19** + Exempt Units **0**

	People*	Goal 3.0 Acres / 1000 People	Number of Units	Acre Obligation
Detached S.F. Units	3.23	0.0030	0	0.00
M.F. < 5 Units	2.70	0.0030	8	0.06
M.F. >= 5 Units	2.17	0.0030	11	0.07
Mobile Units	2.00	0.0030	0	0.00
Exempt Units			0	
Total Acre Obligation =				0.13

Park Planning Area = **21 WEST CARSON**

Goal	Acre Obligation	RLV / Acre	In-Lieu Base Fee
@(0.0030)	0.13	\$362,161	\$47,081

Lot #	Provided Space	Provided Acres	Credit (%)	Acre Credit	Land
None					
Total Provided Acre Credit:				0.00	

Acre Obligation	Public Land Crdt.	Priv. Land Crdt.	Net Obligation	RLV / Acre	In-Lieu Fee Due
0.13	0.00	0.00	0.13	\$362,161	\$47,081



COUNTY OF LOS ANGELES
Public Health

JONATHAN E. FIELDING, M.D., M.P.H.
Director and Health Officer

JONATHAN E. FREEDMAN
Acting Chief Deputy

ANGELO J. BELLOMO, REHS
Director of Environmental Health

ALFONSO MEDINA, REHS
Director of Environmental Protection Bureau
5050 Commerce Drive
Baldwin Park, California 91706
TEL (626) 430-5280 • FAX (626) 960-2740

www.publichealth.lacounty.gov



BOARD OF SUPERVISORS

Gloria Molina
First District

Yvonne B. Burke
Second District

Zev Yaroslavsky
Third District

Don Knabe
Fourth District

Michael D. Antonovich
Fifth District

August 13, 2008

RFS No. 08-0020604

Tract Map No. 063243

Vicinity: Torrance

Tentative Tract Map Date: July 1, 2008 (4th Revision)

The County of Los Angeles Department of Public Health has no objection to this subdivision and **Tentative Tract Map 063243** has been cleared for public hearing. The following conditions of approval still apply and are in force:

1. Potable water will be supplied by the **California Water Service Company**, a public water system.
2. Sewage disposal will be provided through the public sewer and wastewater treatment facilities of the **Los Angeles County Sanitation District** as proposed.

If you have any questions or need additional information, please contact me at (626) 430-5380.

Respectfully,

Becky Valenti, E.H.S. IV
Land Use Program

COUNTY OF LOS ANGELES
DEPARTMENT OF REGIONAL PLANNING
320 WEST TEMPLE STREET
LOS ANGELES, CALIFORNIA 90012

NEGATIVE DECLARATION

PROJECT NUMBER: TR 063243, RENV200500207, RCUPT200500236, RZCT200500022, RPAT200500011.

1. DESCRIPTION:

The proposed project is an application for a tract map for 20 attached townhomes in four buildings. Applicant is applying for a general plan amendment to change the land use designation from Category 1-Low Density Residential to Category 3 Medium Density Residential, a zone change from A-1 (Light Agriculture) to R-3-DP (Limited Multiple), and a DP Conditional Use Permit. Ingress and egress will be provided by a driveway from 223rd Street to garages below each of the units. A total of 65 parking spaces will be provided, five of which will be for guests. A tot lot will be provided on site. An existing house and garage on the property will be demolished. There will be approximately 3,000 cubic yards (cy) of grading, including 1,000 cy of cut and 2,000 cy of fill.

2. LOCATION:

1028 West 223rd Street, Torrance, CA 90502

3. PROPONENT:

*Lloyd R. Anastasi
1250 8th Street
Manhattan Beach, CA 90266*

4. **FINDINGS OF NO SIGNIFICANT EFFECT:**

BASED ON THE ATTACHED INITIAL STUDY, IT HAS BEEN DETERMINED THAT THE PROJECT WILL NOT HAVE A SIGNIFICANT EFFECT ON THE ENVIRONMENT.

5. **LOCATION AND CUSTODIAN OF RECORD OF PROCEEDINGS:**

**THE LOCATION AND CUSTODIAN OF THE RECORD OF PROCEEDINGS ON WHICH ADOPTION OF THIS NEGATIVE DECLARATION IS BASED IS:
DEPARTMENT OF REGIONAL PLANNING, 320 WEST TEMPLE STREET, LOS ANGELES, CA 90012**

PREPARED BY: *Anthony Curzi*

DATE: *April 1, 2008*



* * * * INITIAL STUDY * * * *

COUNTY OF LOS ANGELES
DEPARTMENT OF REGIONAL PLANNINGGENERAL INFORMATION

I.A. Map Date: 08/22/07 Staff Member: Anthony Curzi
Thomas Guide: 764-A7 USGS Quad: Torrance
Location: 1028 W. 223rd Street, Torrance, CA 90502

Description of Project: Application for Tract Map for 20 attached townhomes in four buildings.
Applicant is applying for a general plan amendment to change the land use designation from Category 1 Low
Density Residential to Category 3 Medium Density Residential, a zone change from A-1 (Light Agriculture)
to R-3-DP (Limited Multiple), and a DP Conditional Use Permit. Ingress and egress will be provided by a
driveway from 223rd Street leading to garages below each of the units. A total of 65 parking spaces will be
provided, five of which will be for guests. A tot lot will be provided on site. An existing house and garage on
the property will be demolished. There will be approximately 3,000 cubic yards (c.y.) of grading.

Gross Acres: 0.92

Environmental Setting: The project site is located on the south side of 223rd Street, east of Meyler Street and
west of Vermont Avenue. The City of Carson is to the east of the project site while the Cities of Los Angeles
and Torrance are to the west. Surrounding land uses consist of single-family homes, duplexes, multi-family
residences, a mobile home park, industrial uses, religious uses, kennels, a green house, a maintenance yard,
a market, vacant lots, and a school. There are no oak trees on site or within 200 feet of the site.

Zoning: A-1(Light Agriculture)

General Plan: Category 1 Low Density Residential

Community/Area wide Plan: N/A

Major projects in area:

<u>PROJECT NUMBER</u>	<u>DESCRIPTION & STATUS</u>
<u>TR 060027</u>	<u>Sixteen detached condominiums on 1.25 acres (pending).</u>
<u>TR 060481</u>	<u>Five single-family lots on 0.92 acres (approved).</u>
<u>TR 067784</u>	<u>One multi-family lot with 250 attached condominiums on 4.17 acres (pending).</u>
<u>PM 060843</u>	<u>Four single-family lots (recorded).</u>
<u>TR 063296</u>	<u>One multi-family lot with 58 attached condominiums on 3.13 acres (pending).</u>

NOTE: For EIRs, above projects are not sufficient for cumulative analysis.

REVIEWING AGENCIES

Responsible Agencies

- ☐ None
- ☒ Regional Water Quality Control Board
- ☒ Los Angeles Region
- ☐ Lahontan Region
- ☐ Coastal Commission
- ☐ Army Corps of Engineers
- ☐
- ☐
- ☐
- ☐
- ☐

Trustee Agencies

- ☒ None
- ☐ State Fish and Game
- ☐ State Parks
- ☐
- ☐
- ☐
- ☐

Special Reviewing Agencies

- ☐ None
- ☐ Santa Monica Mountains Conservancy
- ☐ National Parks
- ☐ National Forest
- ☐ Edwards Air Force Base
- ☐ Resource Conservation District of Santa Monica Mtns. Area
- ☒ City of Los Angeles
- ☒ City of Torrance
- ☒ City of Carson
- ☒ DTSC
- ☐
- ☐

Regional Significance

- ☒ None
- ☐ SCAG Criteria
- ☐ Air Quality
- ☐ Water Resources
- ☐ Santa Monica Mtns. Area
- ☐
- ☐
- ☐
- ☐

County Reviewing Agencies

- ☒ Subdivision Committee
- ☒ Public Health: Env. Hygiene
- ☐
- ☐
- ☐
- ☐
- ☐

IMPACT ANALYSIS MATRIX		ANALYSIS SUMMARY (See individual pages for details)				
			Less than Significant Impact/No Impact			
			Less than Significant Impact with Project Mitigation			
					Potentially Significant Impact	
CATEGORY	FACTOR	Pg				Potential Concern
HAZARDS	1. Geotechnical	5	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	2. Flood	6	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	3. Fire	7	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	4. Noise	8	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
RESOURCES	1. Water Quality	9	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	2. Air Quality	10	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	3. Biota	11	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	4. Cultural Resources	12	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	5. Mineral Resources	13	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	6. Agriculture Resources	14	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	7. Visual Qualities	15	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
SERVICES	1. Traffic/Access	16	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	2. Sewage Disposal	17	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	3. Education	18	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	4. Fire/Sheriff	19	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	5. Utilities	20	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
OTHER	1. General	21	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	2. Environmental Safety	22	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	3. Land Use	23	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	4. Pop/Hous./Emp./Rec.	24	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	5. Mandatory Findings	25	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

Environmental Finding:

FINAL DETERMINATION: On the basis of this Initial Study, the Department of Regional Planning finds that this project qualifies for the following environmental document:

- ☒ NEGATIVE DECLARATION, inasmuch as the proposed project will not have a significant effect on the environment.

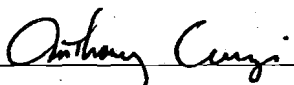
An Initial Study was prepared on this project in compliance with the State CEQA Guidelines and the environmental reporting procedures of the County of Los Angeles. It was determined that this project will not exceed the established threshold criteria for any environmental/service factor and, as a result, will not have a significant effect on the physical environment.

- ☐ MITIGATED NEGATIVE DECLARATION, in as much as the changes required for the project will reduce impacts to insignificant levels (see attached discussion and/or conditions).

An Initial Study was prepared on this project in compliance with the State CEQA Guidelines and the environmental reporting procedures of the County of Los Angeles. It was originally determined that the proposed project may exceed established threshold criteria. The applicant has agreed to modification of the project so that it can now be determined that the project will not have a significant effect on the physical environment. The modification to mitigate this impact(s) is identified on the Project Changes/Conditions Form included as part of this Initial Study.

- ☐ ENVIRONMENTAL IMPACT REPORT*, inasmuch as there is substantial evidence that the project may have a significant impact due to factors listed above as "significant".

- ☐ At least one factor has been adequately analyzed in an earlier document pursuant to legal standards, and has been addressed by mitigation measures based on the earlier analysis as described on the attached sheets (see attached Form DRP/IA 101). The Addendum EIR is required to analyze only the factors changed or not previously addressed.

Reviewed by: Anthony Curzi  Date: 12/06/07

Approved by: Paul McCarthy  Date: 12/06/07

- ☐ This proposed project is exempt from Fish and Game CEQA filing fees. There is no substantial evidence that the proposed project will have potential for an adverse effect on wildlife or the habitat upon which the wildlife depends. (Fish & Game Code 753.5).

- ☐ Determination appealed – see attached sheet.

*NOTE: Findings for Environmental Impact Reports will be prepared as a separate document following the public hearing on the project.

HAZARDS - 1. Geotechnical

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project located in an active or potentially active fault zone, Seismic Hazards Zone, or Alquist-Priolo Earthquake Fault Zone?
b.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project site located in an area containing a major landslide(s)?
c.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project site located in an area having high slope instability?
d.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project site subject to high subsidence, high groundwater level, liquefaction, or hydrocompaction?
e.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the proposed project considered a sensitive use (school, hospital, public assembly site) located in close proximity to a significant geotechnical hazard?
f.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Will the project entail substantial grading and/or alteration of topography including slopes of over 25%?
g.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project be located on expansive soil, as defined in Table 18-1-B of Uniform Building Code (1994), creating substantial risks to life or property?
h.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other factors?

STANDARD CODE REQUIREMENTS

- | | | | |
|--|---|---|--|
| <input type="checkbox"/> Building Ordinance No. 2225 – Sections 308B, 309, 310, and 311 and Chapters 29 and 70 | | | |
| <input type="checkbox"/> MITIGATION MEASURES | <input type="checkbox"/> OTHER CONSIDERATIONS | | |
| <input type="checkbox"/> Lot Size | <input type="checkbox"/> Project Design | <input type="checkbox"/> Approval of Geotechnical Report by DPW | |

Applicant shall comply with all requirements of Subdivision Committee.

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on, or be impacted by, **geotechnical** factors?

- | | | |
|---|--|---|
| <input checked="" type="checkbox"/> Potentially significant | <input type="checkbox"/> Less than significant with project mitigation | <input checked="" type="checkbox"/> Less than significant/No Impact |
|---|--|---|

HAZARDS - 2. Flood

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the major drainage course, as identified on USGS quad sheets by a dashed line, located on the project site?
b.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project site located within or does it contain a floodway, floodplain, or designated flood hazard zone?
c.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project site located in or subject to high mudflow conditions?
d.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Could the project contribute or be subject to high erosion and debris deposition from run-off?
e.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project substantially alter the existing drainage pattern of the site or area?
f.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other factors (e.g., dam failure)?

STANDARD CODE REQUIREMENTS

☐ Building Ordinance No. 2225 – Section 308A ☐ Ordinance No. 12,114 (Floodways)

☐ Approval of Drainage Concept by DPW

☐ MITIGATION MEASURES

☐ OTHER CONSIDERATIONS

☐ Lot Size ☐ Project Design

Applicant shall comply with all requirements of Subdivision Committee.

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on, or be impacted by **flood (hydrological)** factors?

☒ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No impact

HAZARDS - 3. Fire

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project site located in a Very High Fire Hazard Severity Zone (Fire Zone 4)?
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project site in a high fire hazard area and served by inadequate access due to lengths, width, surface materials, turnarounds or grade?
c.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Does the project site have more than 75 dwelling units on a single access in a high fire hazard area?
d.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project site located in an area having inadequate water and pressure to meet fire flow standards?
e.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project located in close proximity to potential dangerous fire hazard conditions/uses (such as refineries, flammables, explosives manufacturing)?
f.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Does the proposed use constitute a potentially dangerous fire hazard?
g.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other factors?

STANDARD CODE REQUIREMENTS

- ☐ Water Ordinance No. 7834 ☐ Fire Ordinance No. 2947 ☐ Fire Regulation No. 8
☐ Fuel Modification / Landscape Plan

☐ MITIGATION MEASURES

☒ OTHER CONSIDERATIONS

- ☐ Project Design ☐ Compatible Use

Applicant shall comply with all requirements of Subdivision Committee.

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on, or be impacted by **fire hazard** factors?

- ☒ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No impact

HAZARDS - 4. Noise

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Is the project site located near a high noise source (airports, railroads, freeways, industry)?
				<i>Harbor Freeway located approximately 0.5 miles away. Industrial uses within 500'.</i>
b.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Is the proposed use considered sensitive (school, hospital, senior citizen facility) or are there other sensitive uses in close proximity?
				<i>School located west of project site. Hospital one-quarter mile north.</i>
c.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Could the project substantially increase ambient noise levels including those associated with special equipment (such as amplified sound systems) or parking areas associated with the project?
d.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Would the project result in a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels without the project?
				<i>Construction noise.</i>
e.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other factors?

STANDARD CODE REQUIREMENTS

☐ Noise Control (Title 12 – Chapter 8)
 ☐ Uniform Building Code (Title 26 - Chapter 35)

☐ MITIGATION MEASURES

☒ OTHER CONSIDERATIONS

☐ Lot Size
 ☐ Project Design
 ☒ Compatible Use

Consultation with Environmental Hygiene.

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on, or be adversely impacted by **noise**?

☒ Potentially significant

☐ Less than significant with project mitigation

☒ Less than significant/No impact

RESOURCES - 1. Water Quality

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project site located in an area having known water quality problems and proposing the use of individual water wells?
b.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Will the proposed project require the use of a private sewage disposal system?
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	If the answer is yes, is the project site located in an area having known septic tank limitations due to high groundwater or other geotechnical limitations or is the project proposing on-site systems located in close proximity to a drainage course?
c.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Could the project's associated construction activities significantly impact the quality of groundwater and/or storm water runoff to the storm water conveyance system and/or receiving water bodies?
				<i>NPDES Permit</i>
d.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Could the project's post-development activities potentially degrade the quality of storm water runoff and/or could post-development non-storm water discharges contribute potential pollutants to the storm water conveyance system and/or receiving bodies?
e.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other factors?

STANDARD CODE REQUIREMENTS

- | | |
|--|---|
| <input type="checkbox"/> Industrial Waste Permit | <input type="checkbox"/> Health Code – Ordinance No.7583, Chapter 5 |
| <input type="checkbox"/> Plumbing Code – Ordinance No.2269 | <input checked="" type="checkbox"/> NPDES Permit Compliance (DPW) |

☐ MITIGATION MEASURES

- ☐ Lot Size ☐ Project Design ☐ Compatible Use

☐ OTHER CONSIDERATIONS

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on, or be adversely impacted by, **water quality** problems?

☒ Potentially significant

☐ Less than significant with project mitigation ☒ Less than significant/No impact

RESOURCES - 2. Air Quality

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Will the proposed project exceed the State's criteria for regional significance (generally (a) 500 dwelling units for residential users or (b) 40 gross acres, 650,000 square feet of floor area or 1,000 employees for non-residential uses)?
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the proposal considered a sensitive use (schools, hospitals, parks) and located near a freeway or heavy industrial use?
c.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Will the project increase local emissions to a significant extent due to increased traffic congestion or use of a parking structure or exceed AQMD thresholds of potential significance?
d.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Will the project generate or is the site in close proximity to sources that create obnoxious odors, dust, and/or hazardous emissions?
e.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project conflict with or obstruct implementation of the applicable air quality plan?
f.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project violate any air quality standard or contribute substantially to an existing or projected air quality violation?
g.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under applicable federal or state ambient air quality standard (including releasing emission which exceed quantitative thresholds for ozone precursors)?
h.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other factors?

STANDARD CODE REQUIREMENTS

☐ Health and Safety Code – Section 40506

☐ MITIGATION MEASURES

☐ Project Design ☐ Air Quality Report

☐ OTHER CONSIDERATIONS

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on, or be adversely impacted by, **air quality**?

☒ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No impact

RESOURCES - 3. Biota

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project site located within Significant Ecological Area (SEA), SEA Buffer, or coastal Sensitive Environmental Resource (ESHA, etc.), or is the site relatively undisturbed and natural?
b.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Will grading, fire clearance, or flood related improvements remove substantial natural habitat areas?
c.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is a drainage course located on the project site that is depicted on USGS quad sheets by a dashed blue line or that may contain a bed, channel, or bank of any perennial, intermittent or ephemeral river, stream, or lake?
d.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Does the project site contain a major riparian or other sensitive habitat (e.g. coastal sage scrub, oak woodland, sycamore riparian, woodland, wetland, etc.)?
e.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Does the project site contain oak or other unique native trees (specify kinds of trees)?
f.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project site habitat for any known sensitive species (federal or state listed endangered, etc.)?
g.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other factors (e.g., wildlife corridor, adjacent open space linkage)?

☐ **MITIGATION MEASURES**

☐ Lot Size

☐ Project Design

☐ **OTHER CONSIDERATIONS**

☐ ERB/SEATAC Review

☐ Oak Tree Permit

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on, **biotic** resources?

☒ Potentially significant

☐ Less than significant with project mitigation

☒ Less than significant/No impact

RESOURCES - 4. Archaeological/Historical/Paleontological

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project site in or near an area containing known archaeological resources or containing features (drainage course, spring, knoll, rock outcroppings, or oak trees) that indicate potential archaeological sensitivity?
b.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Does the project site contain rock formations indicating potential paleontological resources?
c.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Does the project site contain known historic structures or sites?
d.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project cause a substantial adverse change in the significance of a historical or archaeological resource as defined in 15064.5?
e.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?
f.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other factors?

☐ MITIGATION MEASURES

☐ OTHER CONSIDERATIONS

☐ Lot Size

☐ Project Design

☐ Phase 1 Archaeology Report

CONCLUSION

Considering the above information, could the project leave a significant impact (individually or cumulatively) on archaeological, historical, or paleontological resources?

☒ Potentially significant

☐ Less than significant with project mitigation ☒ Less than significant/No impact

RESOURCES - 5. Mineral Resources

SETTING/IMPACTS

- | | Yes | No | Maybe | |
|----|-------------------------------------|-------------------------------------|--------------------------|---|
| a. | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Would the project result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state? |
| b. | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Would the project result in the loss of availability of a locally important mineral resource discovery site delineated on a local general plan, specific plan or other land use plan? |
| c. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Other factors? |
-
-
-

☐ MITIGATION MEASURES

☐ OTHER CONSIDERATIONS

☐ Lot Size

☐ Project Design

CONCLUSION

Considering the above information, could the project leave a significant impact (individually or cumulatively) on **mineral** resources?

☒ Potentially significant

☐ Less than significant with project mitigation

☒ Less than significant/No impact

RESOURCES - 6. Agriculture Resources

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency to non-agricultural use?
b.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project conflict with existing zoning for agricultural use, or a Williamson Act contract?
c.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project involve other changes in the existing environment that due to their location or nature, could result in conversion of Farmland, to non-agricultural use?
d.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other factors?

☐ MITIGATION MEASURES

☐ OTHER CONSIDERATIONS

☐ Lot Size

☐ Project Design

CONCLUSION

Considering the above information, could the project leave a significant impact (individually or cumulatively) on agriculture resources?

☒ Potentially significant

☐ Less than significant with project mitigation ☒ Less than significant/No impact

RESOURCES - 7. Visual Qualities

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project site substantially visible from or will it obstruct views along a scenic highway (as shown on the Scenic Highway Element), or is it located within a scenic corridor or will it otherwise impact the viewshed?
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project substantially visible from or will it obstruct views from a regional riding or hiking trail?
c.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project site located in an undeveloped or undisturbed area that contains unique aesthetic features?
d.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the proposed use out-of-character in comparison to adjacent uses because of height, bulk, or other features?
e.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project likely to create substantial sun shadow, light or glare problems?
f.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other factors (e.g., grading or landform alteration)?

☐ MITIGATION MEASURES

☐ OTHER CONSIDERATIONS

☐ Lot Size

☐ Project Design

☐ Visual Report

☐ Compatible Use

CONCLUSION

Considering the above information, could the project leave a significant impact (individually or cumulatively) on scenic qualities?

☒ Potentially significant

☐ Less than significant with project mitigation ☒ Less than significant/No impact

SERVICES - 1. Traffic/Access

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Does the project contain 25 dwelling units or more and is it located in an area with known congestion problems (roadway or intersections)?
b.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Will the project result in any hazardous traffic conditions?
c.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Will the project result in parking problems with a subsequent impact on traffic conditions?
d.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Will inadequate access during an emergency (other than fire hazards) result in problems for emergency vehicles or residents/employees in the area?
e.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Will the congestion management program (CMP) Transportation Impact Analysis thresholds of 50 peak hour vehicles added by project traffic to a CMP highway system intersection or 150 peak hour trips added by project traffic to a mainline freeway link be exceeded?
f.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project conflict with adopted policies, plans, or program supporting alternative transportation (e.g., bus, turnouts, bicycle racks)?
g.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other factors?

☐ MITIGATION MEASURES

☐ OTHER CONSIDERATIONS

☐ Project Design ☐ Traffic Report

☐ Consultation with Traffic & Lighting Division

CONCLUSION

Considering the above information, could the project leave a significant impact (individually or cumulatively) on traffic/access factors?

☒ Potentially significant

☐ Less than significant with project mitigation ☒ Less than significant/No impact



Los Angeles County Department of Regional Planning
320 West Temple Street, Los Angeles, California 90012
Telephone (213) 974-6433
PROJ. NO. TR063243-(2)

VESTING TENTATIVE TRACT MAP NO. 063243
PLAN AMENDMENT CASE NO. 200500011
ZONE CHANGE CASE NO. 200500022
CUP CASE NO. 200500236

RPC/HO MEETING DATE

CONTINUE TO

AGENDA ITEM

7 a, b, c, d, e

PUBLIC HEARING DATE

June 10, 2009

APPLICANT

Lloyd R. Anastasi

OWNER

Lloyd R. Anastasi

REPRESENTATIVE

Jim Marquez Planning and Design

REQUEST

General Plan Amendment: To amend the Los Angeles Countywide General Plan from Category 1 (Low Density Residential- One to Six Dwelling Units Per Gross Acre) to Category 3 (Medium Density Residential- 12 to 22 Dwelling Units Per Gross Acre).

Zone Change: To change 0.92 acres of existing A-1 (Light Agricultural- 5,000 Square Foot Minimum Required Lot Area) to R-3-24U-DP (Limited Multiple Residence- 24 Dwelling Units Per Net Acre- Development Program).

Conditional Use Permit: For the Development Program zone.

Vesting Tentative Tract Map: To create one multi-family lot with 19 attached units (townhomes) in four buildings on 0.92 gross acres.

LOCATION/ADDRESS

1028 W. 223rd Street

ZONED DISTRICT

Carson

ACCESS

W. 223rd Street

COMMUNITY

West Carson

EXISTING ZONING

A-1

SIZE

0.92 gross acres (0.81 net)

EXISTING LAND USE

One single-family residence

SHAPE

Rectangular

TOPOGRAPHY

Flat

SURROUNDING LAND USES & ZONING

North: Church, greenhouse, single-family residences, multi-plexes, school, kennel / A-1, M-1 (Light Manufacturing)

East: Single-family residences, church, kennel, duplexes, multi-plexes, maintenance yard, mobilehome park / M-1, R-3-17U-DP (Limited Multiple Residence - 17 Dwelling Units Per Acre - Development Program), A-1

South: Planned unit development, single-family residences, mobilehome park, light industrial/warehouse, market / RPD-5,000-12U (Residential Planned Development- 5,000 Square Foot Minimum Required Lot Area- 12 Dwelling Units Per Net Acre), A-1, M-1

West: Single-family residences, duplexes/ A-1, RPD-5,000-12DU

GENERAL PLAN

DESIGNATION

MAXIMUM DENSITY

CONSISTENCY

Los Angeles Countywide General Plan

Category 1

(Category 3 with Plan Amendment)

22 DU/ac

(with Plan Amendment)

Yes

(with Plan Amendment)

ENVIRONMENTAL STATUS

Negative Declaration - Project impacts have been determined to have less than significant/no effect on the environment.

DESCRIPTION OF SITE PLAN

The Vesting Tentative Tract Map and Exhibit "A", dated July 1, 2008, depict one multi-family lot with 19 attached condominium units (townhomes) on 0.92 gross acres. The townhomes are configured in four separate buildings varying from four to six units arranged throughout the project site. Each unit is three stories (living space on top of garage) and has a maximum height of 35 feet. A 28-foot wide private driveway and fire lane is proposed within the development, enabling the units to access W. 223rd Street. Each unit will have three covered parking spaces (57 total spaces), with a total of eight guest parking spaces proposed in four locations within the development. A minimum of 2,042 square feet (or 5.8 percent of the net project area) of open space area is proposed, to include a play area, planters, and front yard landscaping. There is one existing single-family residence proposed to be demolished. Approximately 1,000 cubic yards of cut and 2,000 cubic yards of fill grading are proposed.

KEY ISSUES

Please refer to Page 2 of this document.

TO BE COMPLETED ONLY ON CASES TO BE HEARD BY THE BOARD OF SUPERVISORS

STAFF CONTACT PERSON

Mr. Jodie Sackett

RPC HEARING DATE (S)

June 10, 2009

RPC ACTION DATE

June 10, 2009

RPC RECOMMENDATION

Approval

MEMBERS VOTING AYE

Bellamy, Helsley, Modugno, Valadez, Rew

MEMBERS VOTING NO

None

MEMBERS ABSTAINING

None

STAFF RECOMMENDATION (PRIOR TO HEARING)

Approval

SPEAKERS*

(O) 0 (F) 1

PETITIONS

(O) 0 (F) 0

LETTERS

(O) 0 (F) 0

* (O) = Opponents (F) = In Favor

SERVICES - 2. Sewage Disposal

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	If served by a community sewage system, could the project create capacity problems at the treatment plant?
b.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Could the project create capacity problems in the sewer lines serving the project site?
c.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other factors?

STANDARD CODE REQUIREMENTS

☐ Sanitary Sewers and Industrial Waste – Ordinance No. 6130

☐ Plumbing Code – Ordinance No. 2269

☐ MITIGATION MEASURES

☒ OTHER CONSIDERATIONS

Applicant shall comply with all requirements of Subdivision Committee.

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on the physical environment due to **sewage disposal** facilities?

☒ Potentially significant

☐ Less than significant with project mitigation ☒ Less than significant/No impact

SERVICES - 3. Education

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Could the project create capacity problems at the district level?
b.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Could the project create capacity problems at individual schools that will serve the project site?
c.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Could the project create student transportation problems?
d.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Could the project create substantial library impacts due to increased population and demand?
e.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other factors?
<hr/>				
<hr/>				
<hr/>				

☐ MITIGATION MEASURES

☒ OTHER CONSIDERATIONS

☐ Site Dedication ☒ Government Code Section 65995 ☒ Library Facilities Mitigation Fee

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) relative to **educational** facilities/services?

☒ Potentially significant

☐ Less than significant with project mitigation ☒ Less than significant/No impact

SERVICES - 4. Fire/Sheriff Services

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Could the project create staffing or response time problems at the fire station or sheriff's substation serving the project site?
b.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Are there any special fire or law enforcement problems associated with the project or the general area?
c.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other factors?

☐ MITIGATION MEASURES

☐ OTHER CONSIDERATIONS

☐ Fire Mitigation Fee

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) relative to **fire/sheriff** services?

☒ Potentially significant

☐ Less than significant with project mitigation ☒ Less than significant/No impact

ERVICES - 5. Utilities/Other Service

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project site in an area known to have an inadequate public water supply to meet domestic needs or to have an inadequate ground water supply and proposes water wells?
b.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project site in an area known to have an inadequate water supply and/or pressure to meet fire fighting needs?
c.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Could the project create problems with providing utility services, such as electricity, gas, or propane?
d.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Are there any other known service problem areas (e.g., solid waste)?
e.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services or facilities (e.g., fire protection, police protection, schools, parks, roads)?
f.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other factors?

STANDARD CODE REQUIREMENTS

☐ Plumbing Code – Ordinance No. 2269

☐ Water Code – Ordinance No. 7834

☐ MITIGATION MEASURES

☐ Lot Size

☐ Project Design

☐ OTHER CONSIDERATIONS

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) relative to **utilities** services?

☒ Potentially significant

☐ Less than significant with project mitigation

☒ Less than significant/No impact

OTHER FACTORS - 1. General

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Will the project result in an inefficient use of energy resources?
b.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Will the project result in a major change in the patterns, scale, or character of the general area or community?
c.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Will the project result in a significant reduction in the amount of agricultural land?
d.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other factors?

STANDARD CODE REQUIREMENTS

☐ State Administrative Code, Title 24, Part 5, T-20 (Energy Conservation)

☐ MITIGATION MEASURES

☐ OTHER CONSIDERATIONS

☐ Lot Size

☐ Project Design

☐ Compatible Use

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on the physical environment due to any of the above factors?

☒ Potentially significant

☐ Less than significant with project mitigation ☒ Less than significant/No impact

OTHER FACTORS - 2. Environmental Safety

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Are any hazardous materials used, transported, produced, handled, or stored on-site?
b.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Are any pressurized tanks to be used or any hazardous wastes stored on-site?
c.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Are any residential units, schools, or hospitals located within 500 feet and potentially adversely affected?
d.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Have there been previous uses that indicate residual soil toxicity of the site or is the site located within two miles downstream of a known groundwater contamination source within the same watershed? <i>Site previously used as nursery.</i>
e.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project create a significant hazard to the public or the environment involving the accidental release of hazardous materials into the environment?
f.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project emit hazardous emissions or handle hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?
g.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project be located on a site that is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would create a significant hazard to the public or environment?
h.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project result in a safety hazard for people in a project area located within an airport land use plan, within two miles of a public or public use airport, or within the vicinity of a private airstrip?
i.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?
j.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other factors?

☐ **MITIGATION MEASURES**

☐ Toxic Clean-up Plan

☒ **OTHER CONSIDERATIONS**

Phase I Environmental Assessment report required.

CONCLUSION

Considering the above information, could the project have a significant impact relative to **public safety**?

☒ Potentially significant

☐ Less than significant with project mitigation ☒ Less than significant/No impact

OTHER FACTORS - 3. Land Use

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Can the project be found to be inconsistent with the plan designation(s) of the subject property?
<i>Applicant applying for plan change.</i>				
b.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Can the project be found to be inconsistent with the zoning designation of the subject property?
<i>Applicant applying for zone change.</i>				
c.				Can the project be found to be inconsistent with the following applicable land use criteria:
	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Hillside Management Criteria?
	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	SEA Conformance Criteria?
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other?
d.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project physically divide an established community?
e.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other factors?

☐ MITIGATION MEASURES

☒ OTHER CONSIDERATIONS

Applicant shall comply with all requirements of the Subdivision Committee.

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on the physical environment due to **land use** factors?

☒ Potentially significant

☐ Less than significant with project mitigation

☒ Less than significant/No impact

OTHER FACTORS - 4. Population/Housing/Employment/Recreation

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Could the project cumulatively exceed official regional or local population projections?
b.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Could the project induce substantial direct or indirect growth in an area (e.g., through projects in an undeveloped area or extension of major infrastructure)?
c.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Could the project displace existing housing, especially affordable housing?
d.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Could the project result in substantial job/housing imbalance or substantial increase in Vehicle Miles Traveled (VMT)?
e.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Could the project require new or expanded recreational facilities for future residents?
f.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?
g.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other factors?

☐ **MITIGATION MEASURES**

☐ **OTHER CONSIDERATIONS**

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on the physical environment due to **population, housing, employment, or recreational** factors?

☒ **Potentially significant**

☐ Less than significant with project mitigation ☒ Less than significant/No impact

MANDATORY FINDINGS OF SIGNIFICANCE

Based on this Initial Study, the following findings are made:

	Yes	No	Maybe	
a.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?
b.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Does the project have possible environmental effects that are individually limited but cumulatively considerable? "Cumulatively considerable" means that the incremental effects of an individual project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.
c.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Will the environmental effects of the project cause substantial adverse effects on human beings, either directly or indirectly?

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on the environment?

☒ Potentially significant
 ☐ Less than significant with project mitigation
 ☒ Less than significant/No impact

General Plan Amendment Burden of Proof
Agriculture to Housing Category III
Tentative Tract No. 063243
1028 W. 223rd Street, Torrance, CA. 90502
Revised January 28, 2008

1. A need for the proposed General Plan Amendment exists because:

The proposed project is responding to the phenomenon that older housing areas decline in utility and require a transformation to new housing. The transformation is required in order to satisfy urban growth demand. The proposed development replaces an older house that sits on land that had been previously used for agriculture purposes. As well, the proposed development will promote the establishment of new housing in an area that would otherwise be untapped by development trends. The hardship created by commuting from fringe to urban areas will be mitigated by more central urban development. Increasing the supply of new homes in areas closer to the employment base is consistent with the Regional Housing goals and policies pursuant to the Southern California Association of governments.

The Goals and Policies of the County General Plan identify that the Urban Area be revitalized. The 20 town homes will achieve this goal in the following way:

- A. Reversing the loss of population in older urban areas by building new quality housing, and eliminating an underutilized agriculture site.
- B. New quality housing in this urban area will promote the restoration, enhancement and stabilization of the existing residential areas in the vicinity.

2. The particular amendment proposed is appropriate and proper because:

According to current trends in employment centers, such as the Los Angeles metropolitan area, there are more jobs than housing. The demand for new housing in the Torrance, South Bay portion of the County has reached a critical level. Good planning is achieved when the location of jobs and the location of housing are in balance. The proposed development contributes to this sound, planning framework by providing housing on demand. Moreover, the price of the proposed town homes will be below the medium prices of homes in Los Angeles County.

The County General Plan encourages Residential Infill in a more concentrated urban development pattern than the surrounding uses (Appendix

A, Los Angeles County General Plan Land Use Element, Page LU-A2). This provision allows densities to exceed those depicted on the Land Use Policy Map. The proposed development is consistent with the LU policy, allowing high densities residential uses. The proposed 20 unit is at 21.74 dwelling units per acre, which is within the 22 units per acre density allowed under Housing Category III. Within the .81 net acres and .92 gross acres, the site is deemed to have sufficient size to accommodate the proposed units while meeting the minimum development standards of the zoning code. Furthermore, the Department of Public works has indicated that the development will not overburden public services such as sewerage, water and traffic.

School and other public services are ample to accommodate the modest increase in population that this project will generate. According to the 2000 Census, table DP-1, "Profile of General Characteristics for 2000", there are 9,519,338 persons living in the County. 7.2 percent of this population is younger than 19 years. The DP-2 Profile of Selected Social Characteristics shows that 54.1 percent of all children between the age of 3 and 18 attend school. This amounts to 54,179 school age children, or .005 percent of the total County Population.

Table DP-1, Profile of General Demographic Characteristics 2000, shows there are 3,133,774 households. Of this number 2,136,977 households comprise families of which 1,152,502 have children under 18 years old. The Census shows the average household size to be 2.98 persons. Because we cannot determine from statistics how many children dwell in owner occupied units, we will assume .9 children per household. We can therefore estimate that 90% of the proposed units will have one child, for a total of 18 children.

The Los Angeles Unified School District advises that local schools can take on 18 students without experiencing overcrowding. Local schools include Meyer Street and Fleming Middle School. Police and fire stations serving the area are located in the City of Carson within one mile of the subject property. Both Police and Fire Departments can serve the project.

3. Modified conditions warrant a revision to the County of Los Angeles General Plan because:

The current land use designation of the official land Use Map for the County of Los Angeles classifies the property as agriculture. The area surrounding the subject property needs revitalization and maintenance. To this end, the county general plan has implemented policies that encourage the revitalization of such areas with high density residential. The proposed development follows these policies, with the change of zone from agriculture to medium density and a corresponding plan amendment. The proposed zone and housing category will permit 22 dwellings per acre.

The proposed development is planned to eliminate a blighted, unproductive, and underdeveloped land use. The project may stimulate new urban infill development in the immediate area.

Five (5) visitor parking spaces are distributed in 2 centralized locations within the proposed project. Landscaping is proposed along the property frontage to 223rd Street, along the walkways to the entry of the town homes, along the driveway edges between garage doors, and the entire property rear yard area.

The front side of the property is adjacent to 223rd Street which is a four lane Secondary Highway. Commuter will have access to the 110 Freeway which is less than 0.5 miles of the project via 223rd Street. Living units will have dual glazed windows and air conditioning ventilation systems which function with the doors and windows closed without discomforting the occupants.

Open Space Findings:

The proposed Open Space for Tentative Tract 063243 provides substantial open space for occupants of each home. The design incorporates sound theories of urban design in an arrangement that maximizes the use of private and common open space areas. Each unit has similar amount of open space. According to the County Zoning Code, no standard has been developed specifying a minimum amount of open space for a project of this size. Additionally, the project architects have developed open space by devoting Fifty (58) percent of the net site land area of 35,276 square feet to common area open space. They have also devoted 7 percent of the project land to private open space for the unit owners. The sum of common and private open space areas are 20,298 square feet. On a per unit basis, this amounts to a generous 1015 square feet of open space per unit. The entire project rear yard area will be landscaped and designated as a Tot Lot.

Future occupants will benefit from this arrangement of open space. The project real estate marketing consultant has preformed buyer absorption studies. These studies characterize future occupants as first time homeowners and older professionals working households that are transitioning from rental and older, smaller housing.

In sum, this project is designed to provide new units for those seeking a contemporary setting in the metropolitan area of Los Angeles County. It is an appropriate urban infill housing development that will help revitalize the existing neighborhood housing, and begin a natural redevelopment of antiquated land uses.

Lloyd R. Overton 1-28-2008

Zone Change – Burden of Proof
Tentative Tract No. 063243
1028 W. 223rd Street, Torrance, CA. 90502
Revised January 28, 2008

- A. Modified conditions warrant a revision in the zoning plan as it pertains to the area under consideration because:

Local urban and regional housing and employment trends have created an imbalance between jobs and housing within communities throughout Southern California. Currently prevailing development patterns have resulted in the construction of housing out along the urban fringe, while area employment centers have increased jobs at a rate faster than local housing production can maintain. Since 1970's, County housing statistics show that new housing has been developed out on the urban fringe. This places an unmitigatable impact on families that need new housing in closer proximity to their employment. These families do not have the ability to commute from such urban areas to centers of employment. The distance and travel time require such persons to expend more than usual amount of discretionary funds on commuting expenses; and also require such persons to rise early, arrive home late, and ultimately have less time for their families and general leisure because more time is spent commuting to and from workplace.

The subject property is 0.92 acres gross (0.81 acres net), which had been used as a single family residence and for agriculture purposes. The site is no longer used for agriculture. The site is flat with frontage on 223rd Street which is a secondary highway, and is adequately served by public facilities and services. Within the surrounding areas are a public school, church, industrial usage, mobile home park, market, planned unit development, single family dwellings, duplexes, and multifamily usages.

- B. A need for the proposed classification exists within such area or district because:

The Southern California region is in a state of high demand for new housing production. As stated in the Los Angeles County General Plan, the urban fringe is the place where such housing has been built. Families who can afford to live and work in such areas find these urban fringe communities to meet their needs. However, Los Angeles County exhibits a high prevalence of families who cannot leave their urban employment, and yet earn too little to afford the cost of commuting and/or make suitable arrangements for family support to attend to their children from the time they leave for work to the time they return home. The proposed project addresses this tension between cost of commuting and employment by allowing housing to be located within proximity to employment opportunities.

The pattern of land use in the area consist of school, church, industrial, mobile home park, market, and residential use of various densities. Good planning is achieved when there exists a hierarchy of land uses. This theory is called "Fortress Zoning", which suggest that industrial uses and high-density residential flank high

traffic streets, while lower density land uses further surround such areas. The subject site is perfect for this type of infill development as the site has frontage on 223rd Street which is a secondary highway. The accompanying residential condominium town home landscape plan shows a heavy landscaped tree buffer along 223rd Street. The town homes will have dual glazed windows and forced air exchanges.

The replacement of older, underutilized agriculture land by new quality housing is a means to accommodate a policy expressed by the southern California Association of Governments – the elimination of smaller underdeveloped urban areas. The aim of this policy is to generate a propensity for industry to locate on the urban fringe where housing production is currently projected to be the greatest.

In the end the elimination of this small-scale agriculture land area and the replacing of it with more highly appropriate housing serves a higher aim of the County.

C. The particular property under consideration is a proper location for said zone classification within such area of district because:

As noted in the Land Use Element of the Los Angeles County General Plan nearly all of the land use areas of the county are improved. The subject property is clearly under developed. This underutilized site makes this property ideal for acquisition for infill housing.

~~The zone classification will seek to reverse the trend towards population loss in older urban areas while promoting the availability of moderate income housing to first-time home buyers. The proposed project also brings with it the added bonus of serving as a catalyst in the increase in property values for existing housing in the surrounding neighborhood.~~

D. ~~Placement of the proposed zone at such location will be in the interest of public health, safety and general welfare, and in conformity with good zoning practice because:~~

The Land Use Element of the General Plan promotes the replacement of underutilized land areas. Therefore, the Zone change to R-3 Residential and a General Plan Amendment for Medium Density Residential is consistent with the aim of the General Plan, which is to promote the health, safety, and general welfare of the people of the County.

Under utilizes land parcels are being redeveloped to higher densities. A medium density residential project such as the one proposed would serve as a transitory use in the immediate area.

Lloyd R. Quastad 1-28-2008

CONDITIONAL USE PERMIT CASE –BURDEN OF PROOF

Tentative tract map Number 63243
1058 West 223rd Street, Harbor City, CA, SEC.22.55.040
Revised 5-29-08

In addition to the information required in the application, the applicant shall substantiate to the satisfaction of the Zoning Board and/or Commission, the following facts:

A. That the requested use at the location will not:

- 1. Adversely Affect the health, peace, comfort, or welfare of persons residing or working in the surrounding area or**
- 2. Be materially detrimental to the use or valuation of property of other persons located in the vicinity of the subject site or**
- 3. Jeopardize, or otherwise constitute a menace to the public health, safety or general welfare.**

The proposal for a change in zone and development program is included to set in place the conditions of approval, which should be incorporated to maximize the site character and appeal. In the immediate area, there are schools and churches.

The project will be constructed on a 39,892 square foot gross land area, i.e., .92 gross acre site. The allowable density for this site is one unit for each 2,100 square feet of land, which is also the maximum for the Land Use Category III, at 21 units per acre. The density corresponds to the R3 zoning being requested for the subject allows this density.

The overall site is designed with four condominium buildings. Two of the buildings will have 4 attached condominiums. Each condominium and two of the buildings will have 6 attached condominiums. Each condominium will have an attached two-car garage. The living areas of the units are designed with 3 bedrooms 2.5 bath and have 1,592 square feet. Each unit will also have 124 square feet of private patios and 714 square feet attached 2 car garages.

The proposed height of the building will be 35 feet as allowed in R-3 zone. Each building will have a gabled roof with a pitch of 12 to 4 feet. The roofs will be covered with asphalt shingle. The four buildings consisting of two 4-unit, one 5-unit, and one 6-unit town homes, respectively, with code required two car garages, .37 guest parking spaces per unit within a maximum height of three story's of 34'-11" feet and a 720 square foot common landscaped area for occupants. The buildings have an attractive design that will also improve the value of the property, and in turn the appeal of the neighborhood.

The site is designed within a town home-patio setting. The development is designed with landscaped edge planted with trees, shrubs and groundcovers. The units each have a private patio having an open area that measures approximately nine (9) feet by twelve (12) feet. The grounds are designed to accommodate five (7) guest parking spaces, which is one-quarter space per unit. The guest parking spaces are distributed in two centralized locations within the development. The development provides for only one vehicular entry on the 223rd Street frontage. Visitors and guest have an opportunity to seek available on street curbside parking or onsite guest parking.

R.T. Quinn & Associates, the project civil Engineer has met and coordinated with the Department of Public Works in the design of the Grading Plan and Drainage Concept/ Hydrology Study.

B. That the proposed site is adequate in the size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features prescribed in Title 22, or as is otherwise required in order to integrate said use with the uses in the surrounding area.

The site contains approximately 39,892 square feet,.92 acres gross or 35,276 square feet, .81 net acres of land. This site is large enough to support the arrangement and number of units planned for the site without the need for yard modifications, variances or modifications from Los Angeles County Planning and Zoning Code

The accompanying zone change from A-1 Agriculture Classification to R-3 Medium Residential is consistent with the pattern of residential; density found in the area pursuant to the policies for residential infill development as provided for in the Los Angeles County General Plan for Land Use.

C. That the proposed site is inadequately served:

- 1. By Highways or streets of sufficient width and improved as necessary to carry the kind and quality of traffic such use would generate and**
- 2. By other public or private service facilities as are required.**

The subject property has street frontage on 223rd Street a Secondary Highway. The proposed project has been designed with the necessary right of way width and improvements to ensure compliance with all standards of the Los Angeles County Department of Public Works. Such improvements will be met with the recordation of the vesting Tentative Tract Map that accompanies the subject project.

The site is located in the West Carson Area of Los Angeles County. The site is served by local water service (California Water Service Company),

sanitary sewers (Los Angeles County Sanitation District), County Sheriff and Fire (Carson California), telephone (SBC), electrical power (Southern California Edison), gas (Southern California Gas Company), cable television (Time Warner Cable), and solid waste disposal (Calmet Service). No upgrades are necessary to accommodate connections to these service providers.

Sanitary sewer runs to the main sewer batch plant in Carson. The site is currently provided safety service for police, fire and paramedics by the county of Los Angeles from the Carson stations at Avalon and Carson and 223rd Street and Main Street. Telephone, electrical Power, gas, water and cable services are currently available to the property.

All service connections will be placed underground. All service meters will be located within the parkways and/or yard areas at locations which are screened from view and easily accessible to meter readers and utility service maintenance personnel.

Residential Infill Burden of Proof
TM 63243 a 19 Unit Townhouse Development
1028 West 223rd Street
Torrance, CA 90502

Please explain how the proposed project will meet the following criteria (use additional sheets of necessary).

A. The proposed project will not disrupt sound residential neighborhoods no adversely affect the character of the established community.

The proposed project flanks a similarly designed infill subdivision project to the south. The project itself is located on a fully improved residential street having a width of 100 feet with all necessary utilities available.

The proposed development with a single vehicle entry two-way driveway provides suitable ingress and egress. The driveway provides sufficient width for fire safety access and proper line of sight for motorists entering and existing the property.

The planned arrangement of the units provides a reasonable use of land as each unit is designed to accommodate normal living necessities. The units comprise code conforming two-car garages, private patios accessible to each living unit and common area patio to accommodate family activities in a park like setting. The site is designed with guest parking at a ratio of .36 spaces per townhouse. This is in excess of the 2.5 spaces required per county zoning code. The planned arrangement for these spaces is spaced equally throughout the site.

The proposed density is consistent with the planned and existing character of the neighborhood. The surrounding developments comprise a range of densities. This is understood to exist due to the historic development scheme as the subject site is currently zoned A1 as originally established by the county board of supervisors decades ago. As the demand for new quality housing was exercised since the 1940's newer patterns of development were proposed and approved. The proposed 19-unit town home development is slightly higher than the adjacent 67 unit detached condominium subdivision to the south. But being located on a larger street with access thereto presents the certainty that lesser density areas will have no detrimental effect. Under the current demand for new housing the proposed subdivision provides a positive arrangement for new shelter within the primary urban core. This benefiting those families expected to live and work in the urban core.

B. The proposed project site is sufficient to accommodate design features (setbacks, landscaping, buffering, etc.) necessary to ensure compatibility with surrounding uses.

The site has been designed consistent with all zoning provisions for setbacks, landscaping buffering, guest parking, lot coverage, distance between buildings, trash enclosures and height.

All structures are designed and placed on the site with no intrusion into required yard setbacks. All yards and the perimeter of the structures are designed with landscape planters. Townhouses are designed with tuck-under parking garages with interior pedestrian access for safety and convenience.

Private patios are attached to each unit for private and secure use and enjoyment. No such feature or amenity is located for more convenience to one homeowner over the inconvenience to any other. All units are soundproofed pursuant to the required sound transmission rating as required by the County of Los Angeles Uniform Building Code.

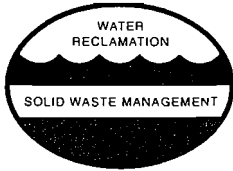
C. The proposed project will not overburden existing public services and facilities.

The project engineer has designed the project following the detailed compliance responsibilities of the Los Angeles County Department of Public Works for connection to the County Sanitation District. A will serve letter has been received for this connection and has been submitted to the county engineers as required.

A sewer study, water flow availability test has been provided and it was disclosed that the desired number of units can be accommodated without adverse impact or upgrade to the existing sanitary sewer system or water lines for fire and domestic use.

The property is located within the County Sheriff and Fire Department stations of the Carson District. Response times for emergency response have been found to be within the capability of the county as planned with no adverse demand loading.

Schools are located within walking distance of the proposed project and they have been found to be sufficient in capacity to accommodate the school age persons per household. Elementary school is located across from the subject on 223rd street, Middle school is located ¼ miles east of the property on Figueroa, and High school is located off 223rd street 1 mile east of the subject.



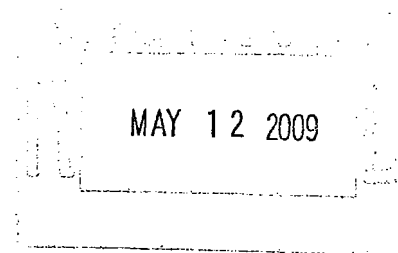
COUNTY SANITATION DISTRICTS OF LOS ANGELES COUNTY

1955 Workman Mill Road, Whittier, CA 90601-1400
Mailing Address: P.O. Box 4998, Whittier, CA 90607-4998
Telephone: (562) 699-7411, FAX: (562) 699-5422
www.lacsd.org

STEPHEN R. MAGUIN
Chief Engineer and General Manager

May 11, 2009

File No: 08-00.04-00



Mr. Jodie Sackett
Los Angeles County
Department of Regional Planning
320 West Temple Street
Los Angeles, CA 90012

Dear Mr. Sackett:

**Vesting Tentative Tract Map No. 063243, General Plan Amendment Case No. 2005-00011-(2),
Zone Change Case No. 2005-00022-(2), Conditional Use Permit Case No. 2005-00236-(2)**

This is in reply to your notice, which was received by the County Sanitation Districts of Los Angeles County (Districts) on May 6, 2009. The proposed development is located within the jurisdictional boundaries of District No. 8. We offer the following comments regarding sewerage service:

1. Previous comments submitted by the Districts in correspondence dated February 5, 2007 (copy enclosed), to Mr. Bob Quinn of R.T. Quinn & Associates, still apply to the subject project with the following updated information.
2. The Districts' Joint Outfall D Unit 8 Trunk Sewer conveyed a peak flow of 18.1 million gallons per day (mgd) when last measured in 2008.
3. The Joint Water Pollution Control Plant currently processes an average flow of 290.9 mgd.
4. The expected average wastewater flow from the project site is 3,705 gallons per day. For a copy of the Districts' average wastewater generation factors, go to www.lacsd.org, Information Center, Will Serve Program, Obtain Will Serve Letter, and click on the appropriate link on page 2.
5. For a copy of the Connection Fee Information Sheet, go to www.lacsd.org, Information Center, Will Serve Program, Obtain Will Serve Letter, and click on the appropriate link on page 2.

If you have any questions, please contact the undersigned at (562) 908-4288, extension 2717.

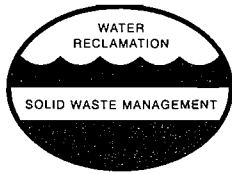
Very truly yours,

Stephen R. Maguin

Ruth I. Frazen
Customer Service Specialist
Facilities Planning Department

RIF:rf
Enclosure

Doc #: 1263652.1



COUNTY SANITATION DISTRICTS OF LOS ANGELES COUNTY

1955 Workman Mill Road, Whittier, CA 90601-1400
Mailing Address: P.O. Box 4998, Whittier, CA 90607-4998
Telephone: (562) 699-7411, FAX: (562) 699-5422
www.lacsd.org

STEPHEN R. MAGUIN
Chief Engineer and General Manager

February 5, 2007

File No: 08-00.00-00

Mr. Bob Quinn
R.T. Quinn & Associates
1907 Border Avenue
Torrance, CA 90501

COPY

Dear Mr. Quinn:

Vesting Tentative Tract Map No. 063243

This is in reply to your request for a will serve letter for the subject project, which was received by the County Sanitation Districts of Los Angeles County (Districts) on February 2, 2007. The proposed development is located within the jurisdictional boundaries of District No. 8. We offer the following comments regarding sewerage service:

1. The wastewater flow originating from the proposed project will discharge to a local sewer line, which is not maintained by the Districts, for conveyance to the Districts' Joint Outfall D Unit 8 Trunk Sewer, located in Meyler Street at 223rd Street. This 54-inch diameter trunk sewer has a design capacity of 30.3 million gallons per day (mgd) and conveyed a peak flow of 15.2 mgd when last measured in 2003.
2. The wastewater generated by the proposed project will be treated at the Joint Water Pollution Control Plant located in the City of Carson, which has a design capacity of 385 mgd and currently processes an average flow of 317.6 mgd.
3. The expected average wastewater flow from the project site is 3,900 gallons per day.
4. The Districts are empowered by the California Health and Safety Code to charge a fee for the privilege of connecting (directly or indirectly) to the Districts' Sewerage System or increasing the existing strength and/or quantity of wastewater attributable to a particular parcel or operation already connected. This connection fee is required to construct an incremental expansion of the Sewerage System to accommodate the proposed project, which will mitigate the impact of this project on the present Sewerage System. Payment of a connection fee will be required before a permit to connect to the sewer is issued. A copy of the Connection Fee Information Sheet is enclosed for your convenience. For more specific information regarding the connection fee application procedure and fees, please contact the Connection Fee Counter at extension 2727.
5. In order for the Districts to conform to the requirements of the Federal Clean Air Act (CAA), the design capacities of the Districts' wastewater treatment facilities are based on the regional growth forecast adopted by the Southern California Association of Governments (SCAG). Specific

policies included in the development of the SCAG regional growth forecast are incorporated into clean air plans, which are prepared by the South Coast and Antelope Valley Air Quality Management Districts in order to improve air quality in the South Coast and Mojave Desert Air Basins as mandated by the CAA. All expansions of Districts' facilities must be sized and service phased in a manner that will be consistent with the SCAG regional growth forecast for the counties of Los Angeles, Orange, San Bernardino, Riverside, Ventura, and Imperial. The available capacity of the Districts' treatment facilities will, therefore, be limited to levels associated with the approved growth identified by SCAG. As such, this letter does not constitute a guarantee of wastewater service, but is to advise you that the Districts intend to provide this service up to the levels that are legally permitted and to inform you of the currently existing capacity and any proposed expansion of the Districts' facilities.

If you have any questions, please contact the undersigned at (562) 908-4288, extension 2717.

Very truly yours,

Stephen R. Maguin


Ruth T. Frazen

Engineering Technician
Facilities Planning Department

RIF:rf

Enclosure

AGENDA ITEM NOS.

7 a, b, c, d, e

**VESTING TENTATIVE
TRACT MAP NO. 063243**

ADDITIONAL MATERIALS:

- (1) Plan Amendment Exhibit**
- (2) Zone Change Exhibit**
- (3) Staff Photo Exhibit**

**REGIONAL PLANNING
COMMISSION
PUBLIC HEARING**

JUNE 10, 2009

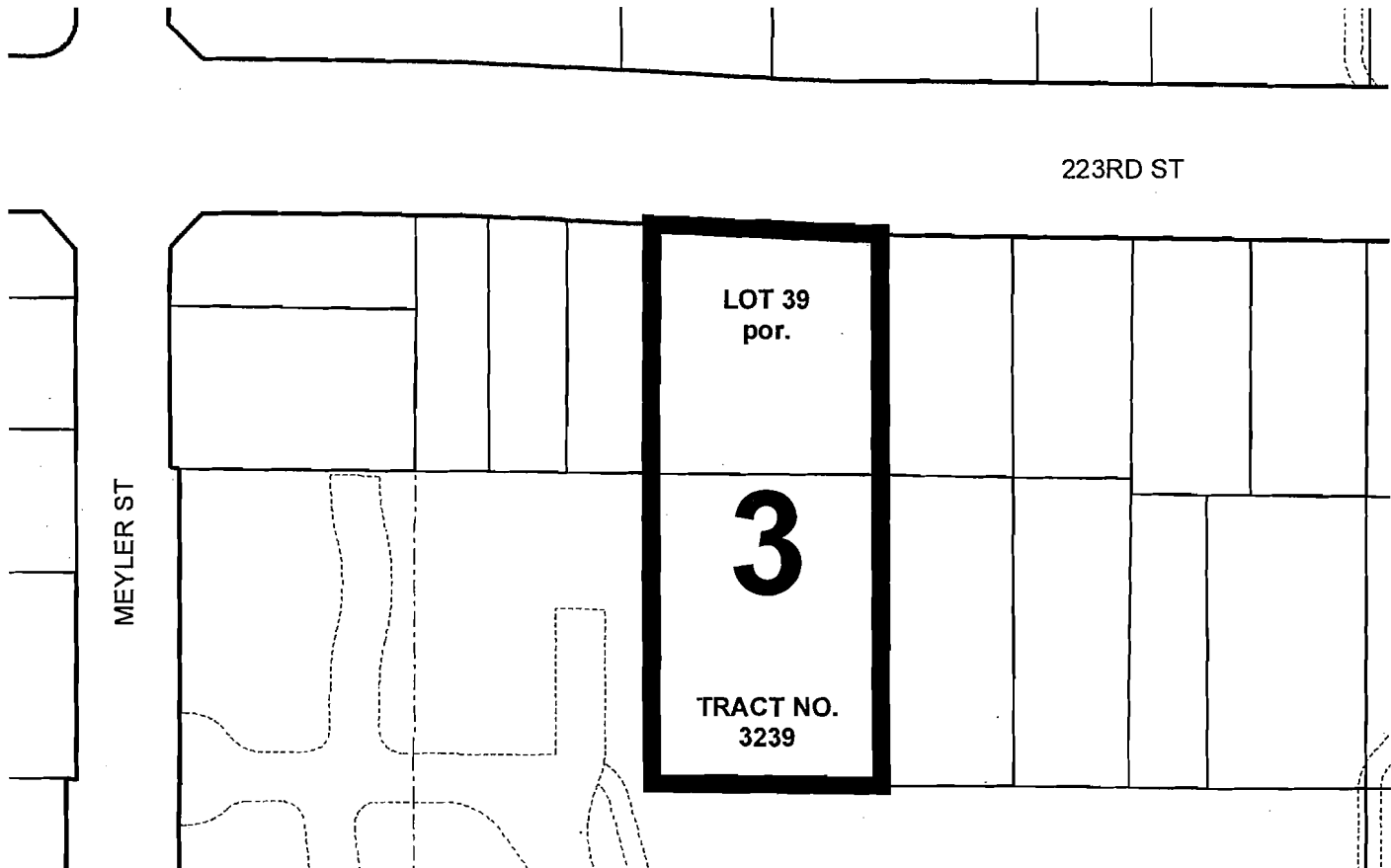
AMENDMENT TO COUNTYWIDE GENERAL PLAN
WEST CARSON COMMUNITY

PLAN AMENDMENT: 2005-00011-(2)

ON: _____

CATEGORY 1 TO CATEGORY 3







(PROPOSED: MEDIUM DENSITY RESIDENTIAL – 12 TO 22 DU/AC)

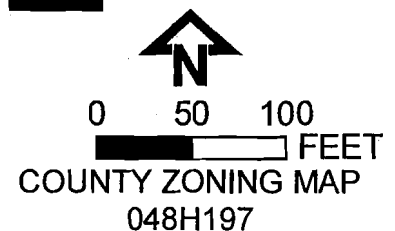


LEGAL DESCRIPTION:

THAT PORTION OF LOT 39 OF TRACT NO. 3239, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, RECORDED IN BOOK 37, PAGES 27 AND 28 OF MAPS, IN THE OFFICE OF THE RECORDER OF SAID COUNTY, EXCEPT THE WEST 254 FEET OF SAID LOT 39. ALSO EXCEPT THE EAST 261 FEET OF SAID LOT 39.

LEGEND:

-  PARCELS
-  STREET / RIGHT OF WAY
-  LOT LINE
-  CUT/DEED LINE
-  EASEMENT LINE
-  ZONE CHANGE AREA



DIGITAL DESCRIPTION: \ZCOVD_CARSON\

THE REGIONAL PLANNING COMMISSION
COUNTY OF LOS ANGELES
LESLIE G. BELLAMY, CHAIR
JON SANABRIA, ACTING PLANNING DIRECTOR

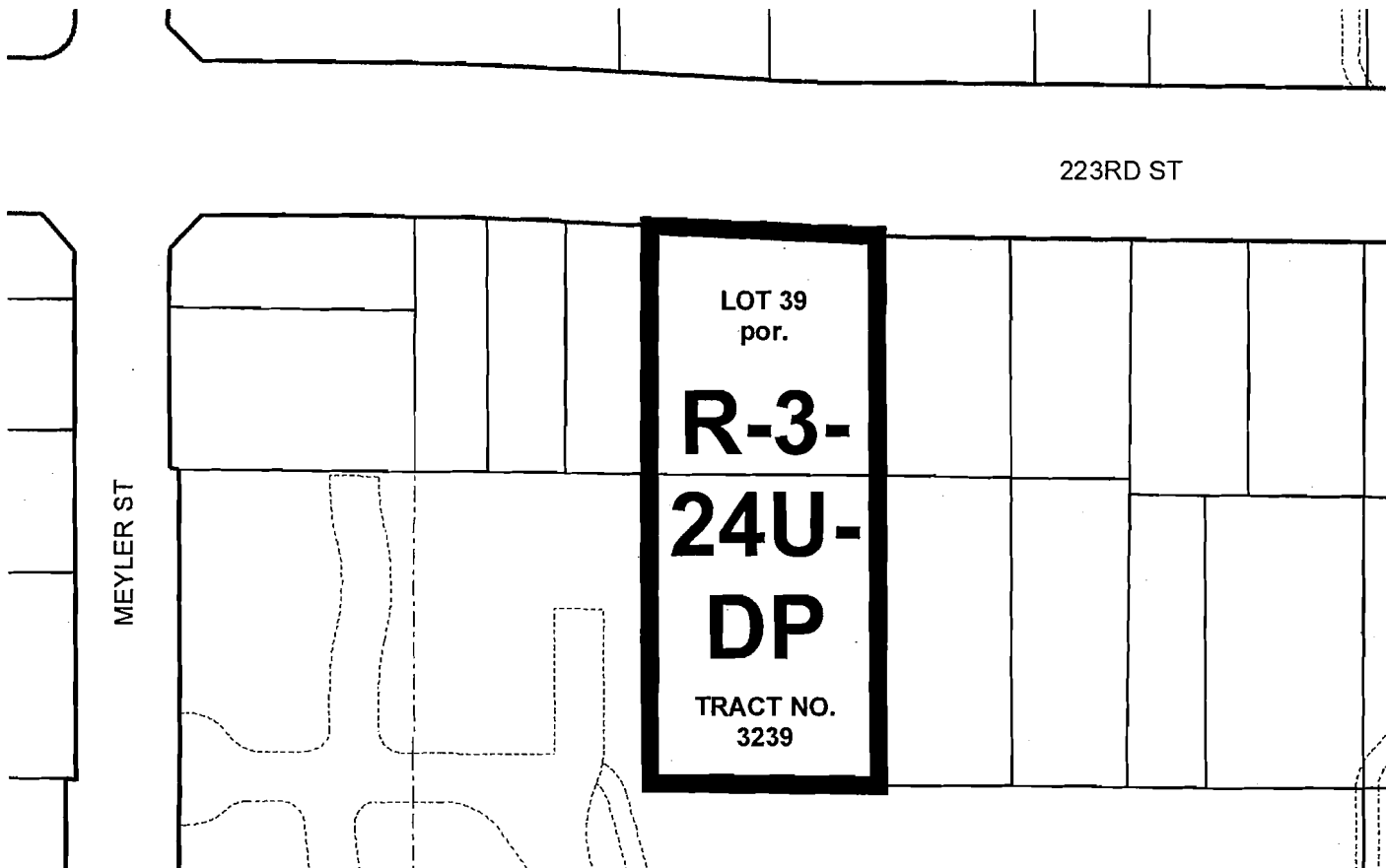
CHANGE OF PRECISE PLAN
CARSON ZONED DISTRICT

ADOPTED BY ORDINANCE: _____

ON: _____

ZONING CASE: ZC 2005-00022-(2)







AMENDING SECTION: 22.16.230 OF THE COUNTY CODE



LEGAL DESCRIPTION:

THAT PORTION OF LOT 39 OF TRACT NO. 3239, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, RECORDED IN BOOK 37, PAGES 27 AND 28 OF MAPS, IN THE OFFICE OF THE RECORDER OF SAID COUNTY, EXCEPT THE WEST 254 FEET OF SAID LOT 39. ALSO EXCEPT THE EAST 261 FEET OF SAID LOT 39.

LEGEND:

-  PARCELS
-  STREET / RIGHT OF WAY
-  LOT LINE
-  CUT/DEED LINE
-  EASEMENT LINE
-  ZONE CHANGE AREA



0 50 100

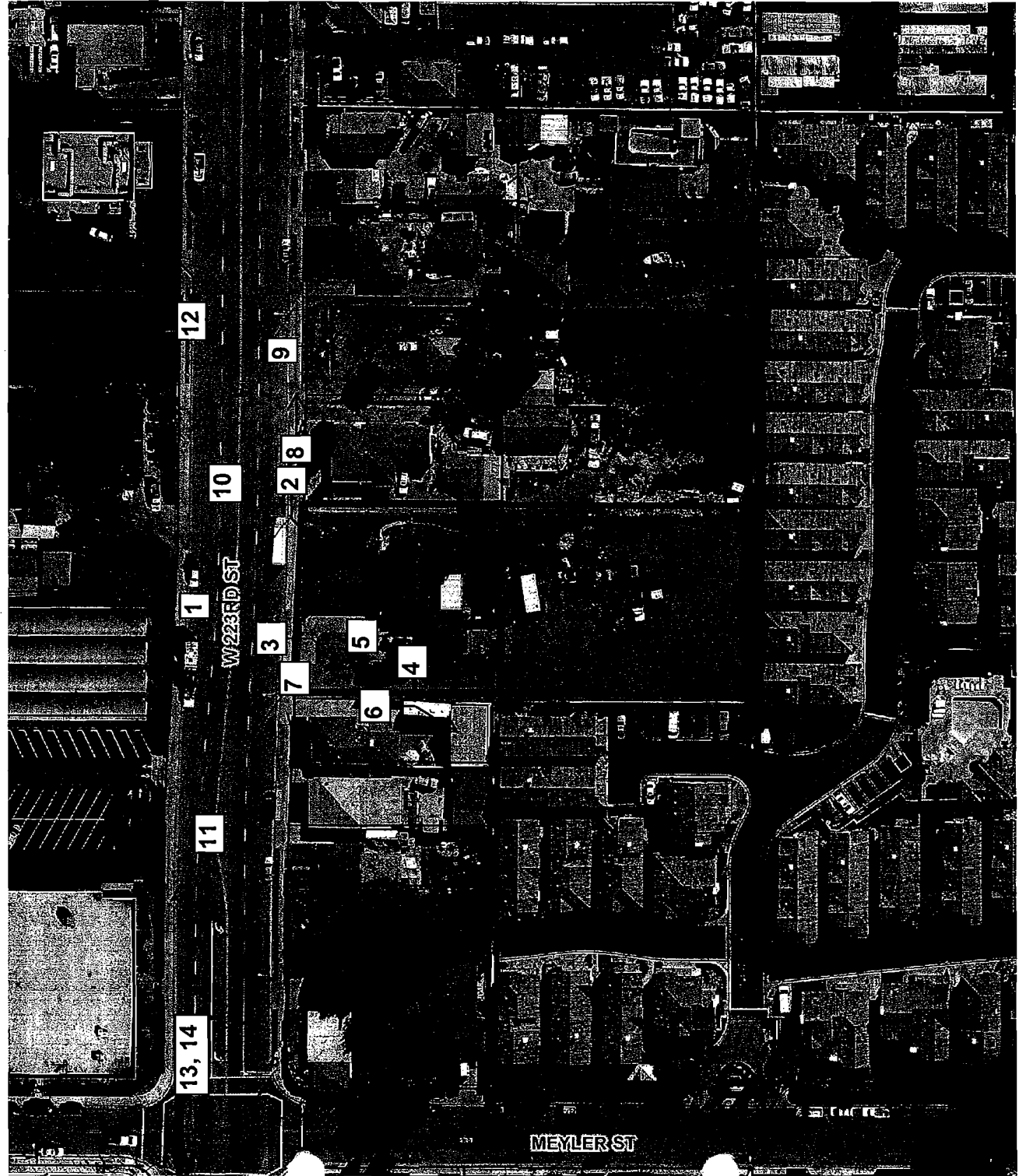
FEET

COUNTY ZONING MAP

048H197

DIGITAL DESCRIPTION: ZCOVD_CARSON\

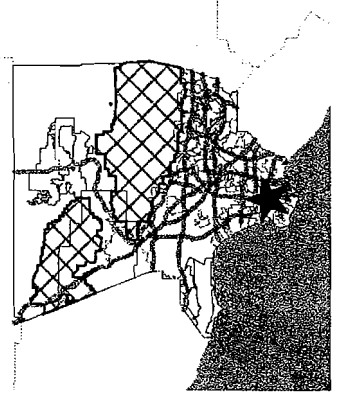
THE REGIONAL PLANNING COMMISSION
COUNTY OF LOS ANGELES
LESLIE G. BELLAMY, CHAIR
JON SANABRIA, ACTING PLANNING DIRECTOR



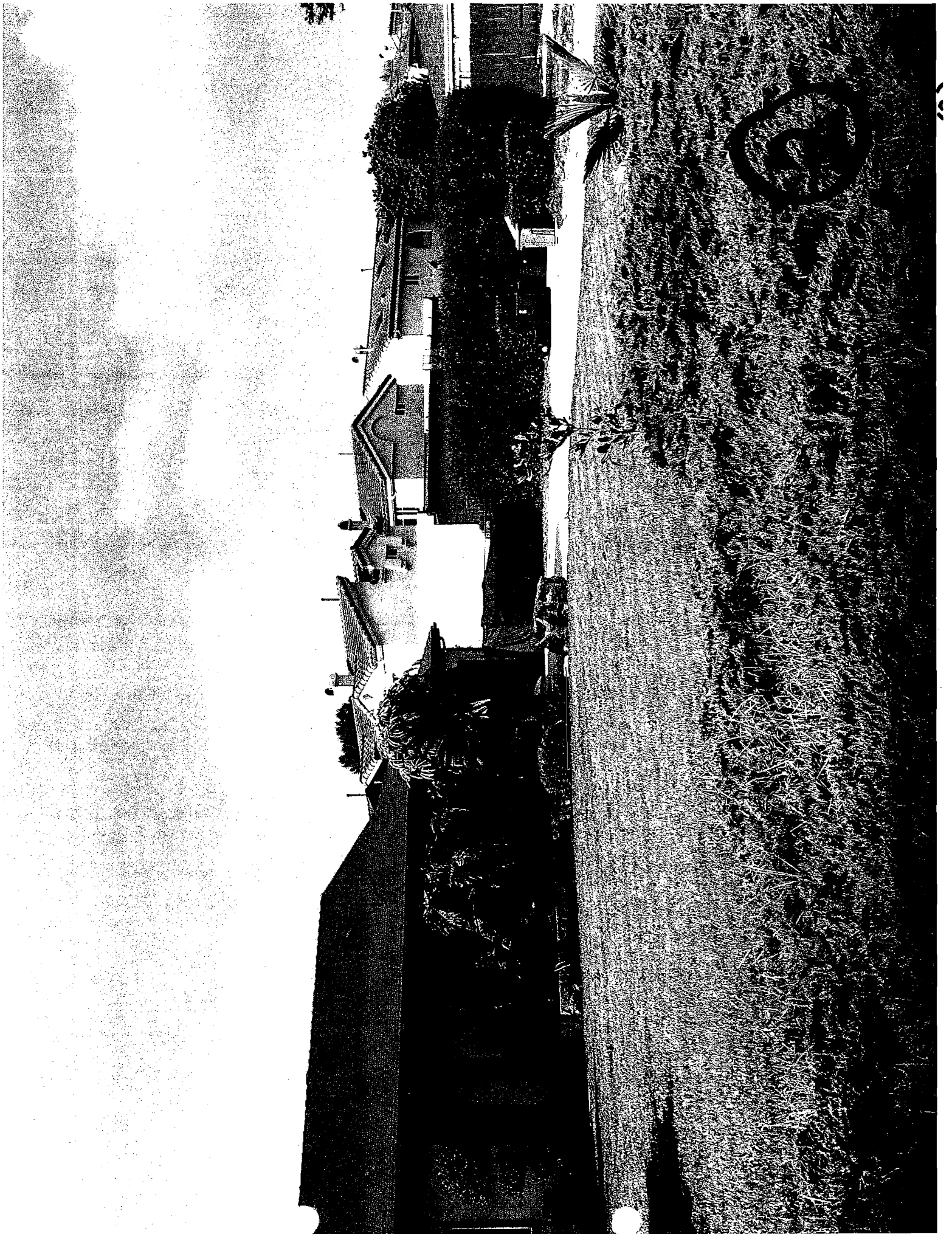
Legend

- | | | | |
|--|-----------------|--|-------------------|
| | Parcel Boundary | | Zoning (Boundary) |
| | Arterial Street | | Zoning |
| | Highway | | Zone A-1 |
| | Freeway | | Zone A-2 |
| | | | Zone A-3 |
| | | | Zone B-1 |
| | | | Zone C-1 |
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Note: This is a static legend, which includes only a portion of layers. To get full legend, please use "Display Map Legend tab" on the top left side of screen.









NOTICE OF HEARING

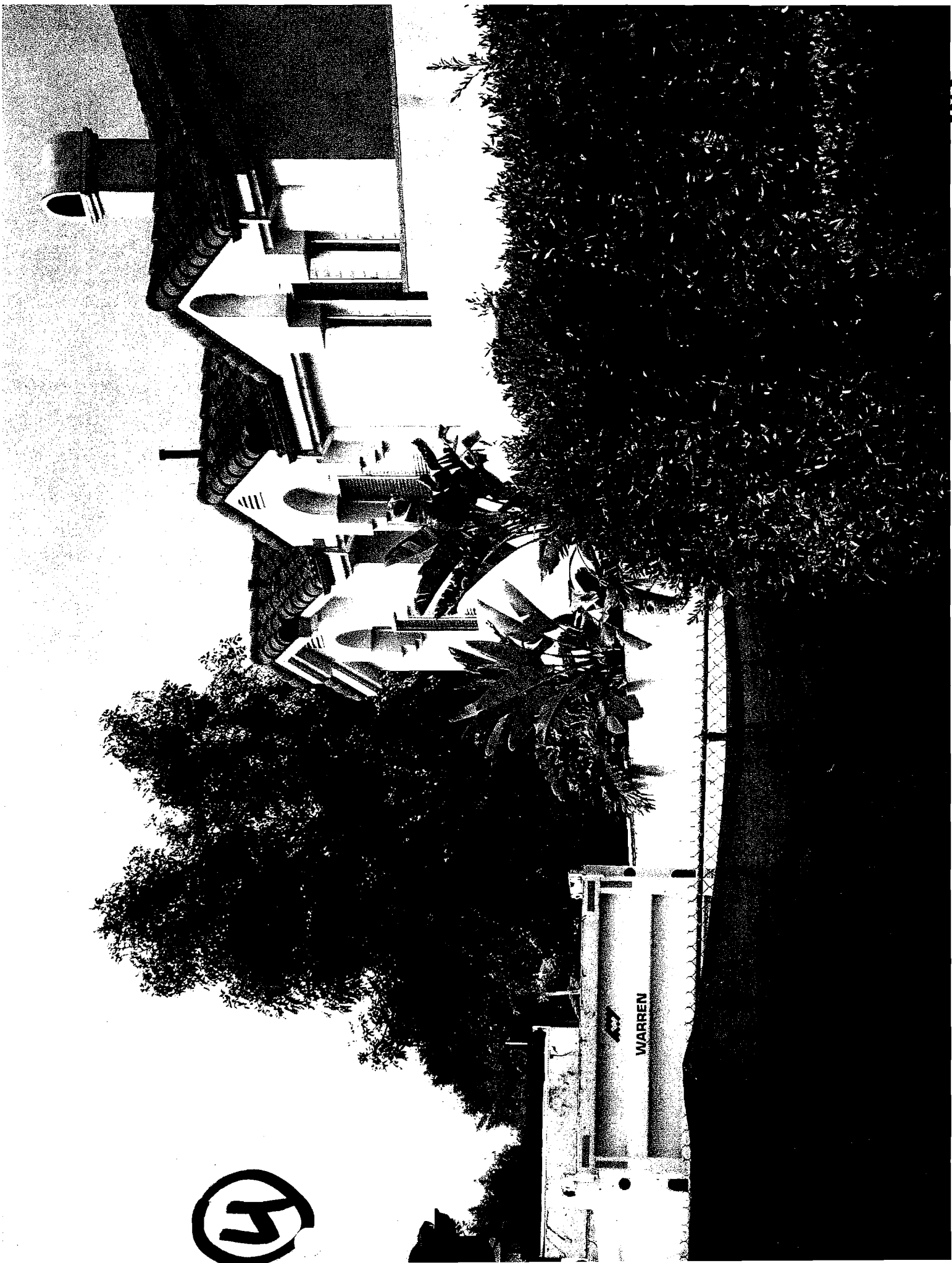
Case Number **TR 063243**

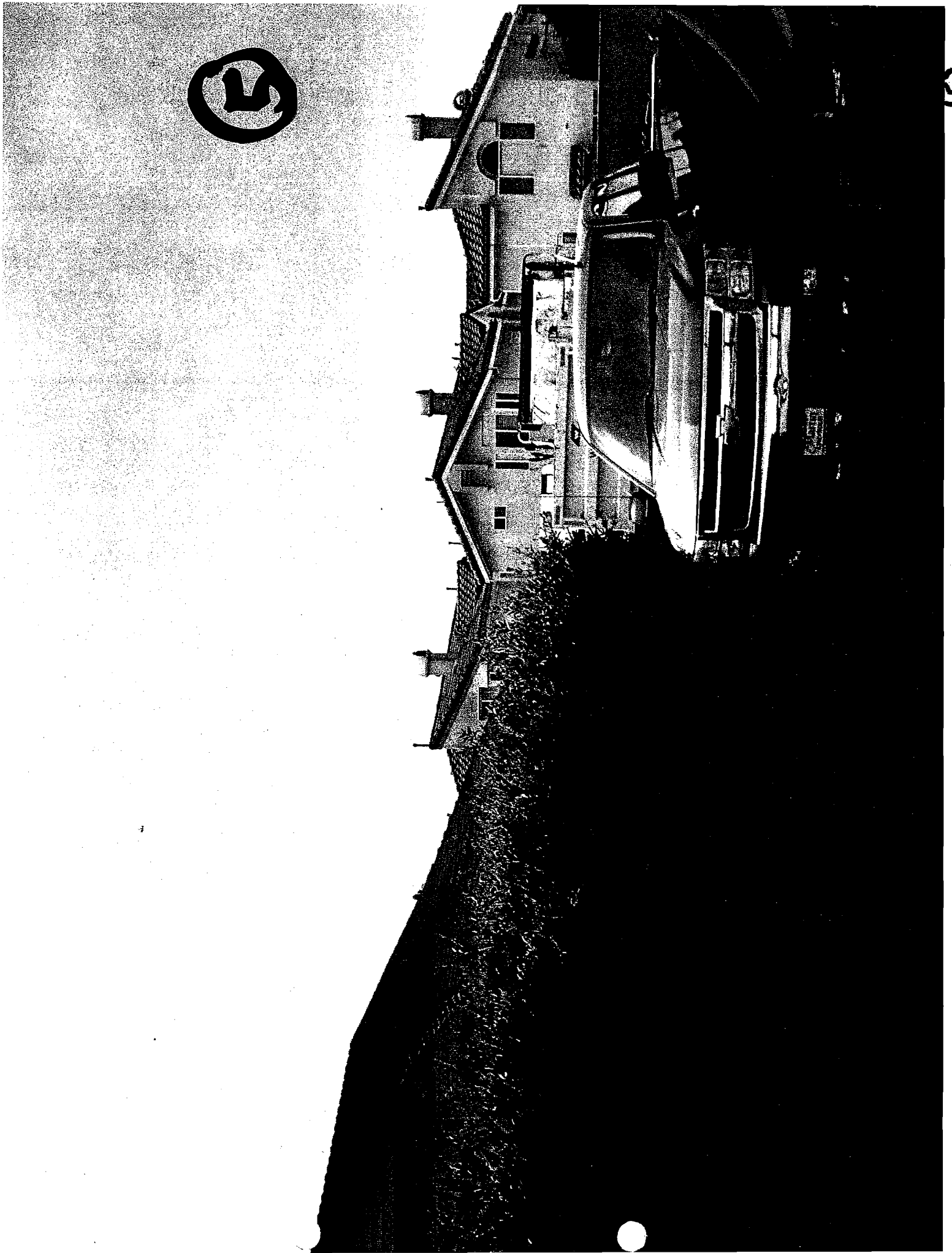
9am June 10, 2009
Health Services Auditorium
313 N. Figueroa St.
L.A. 90012

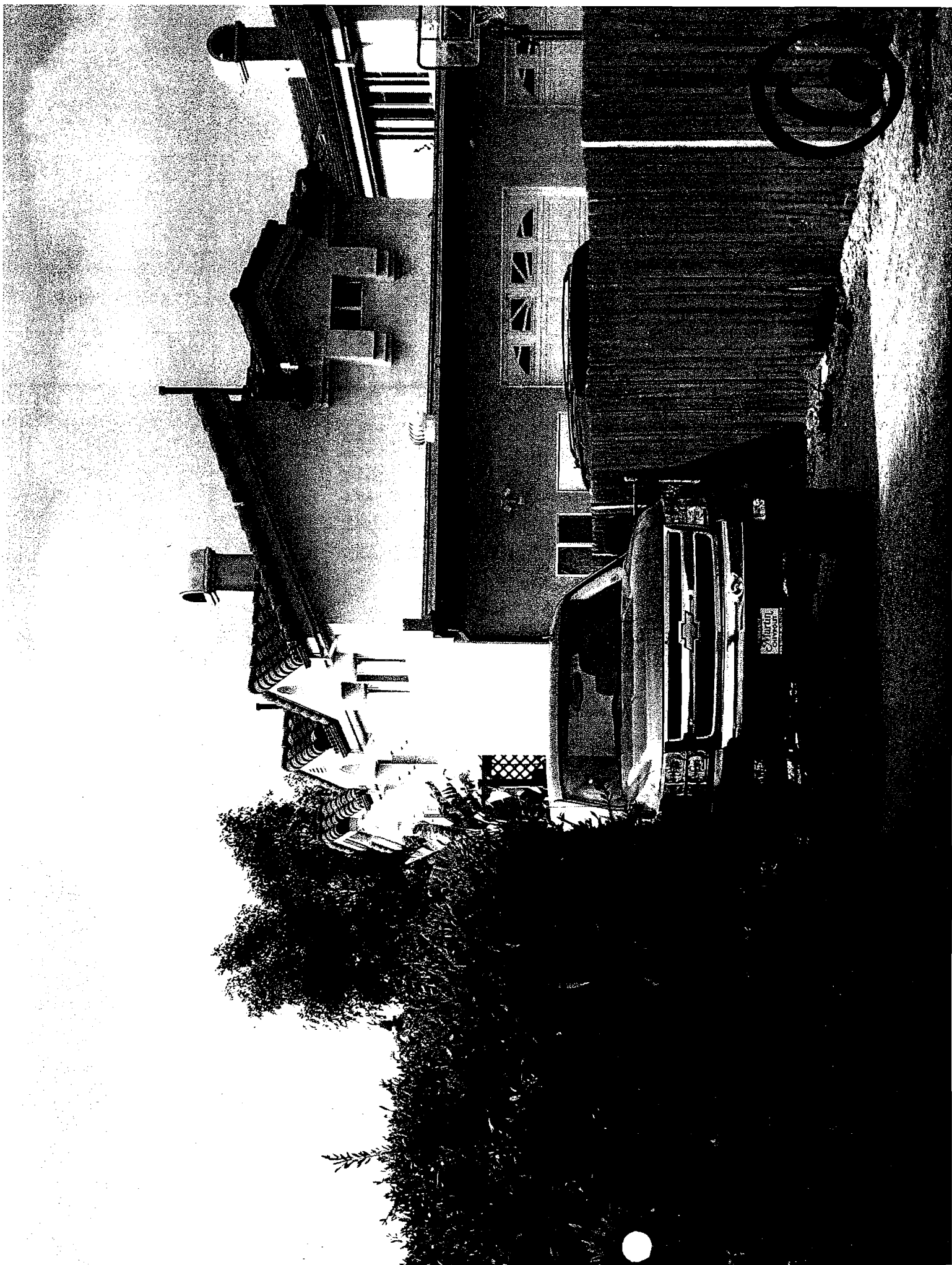


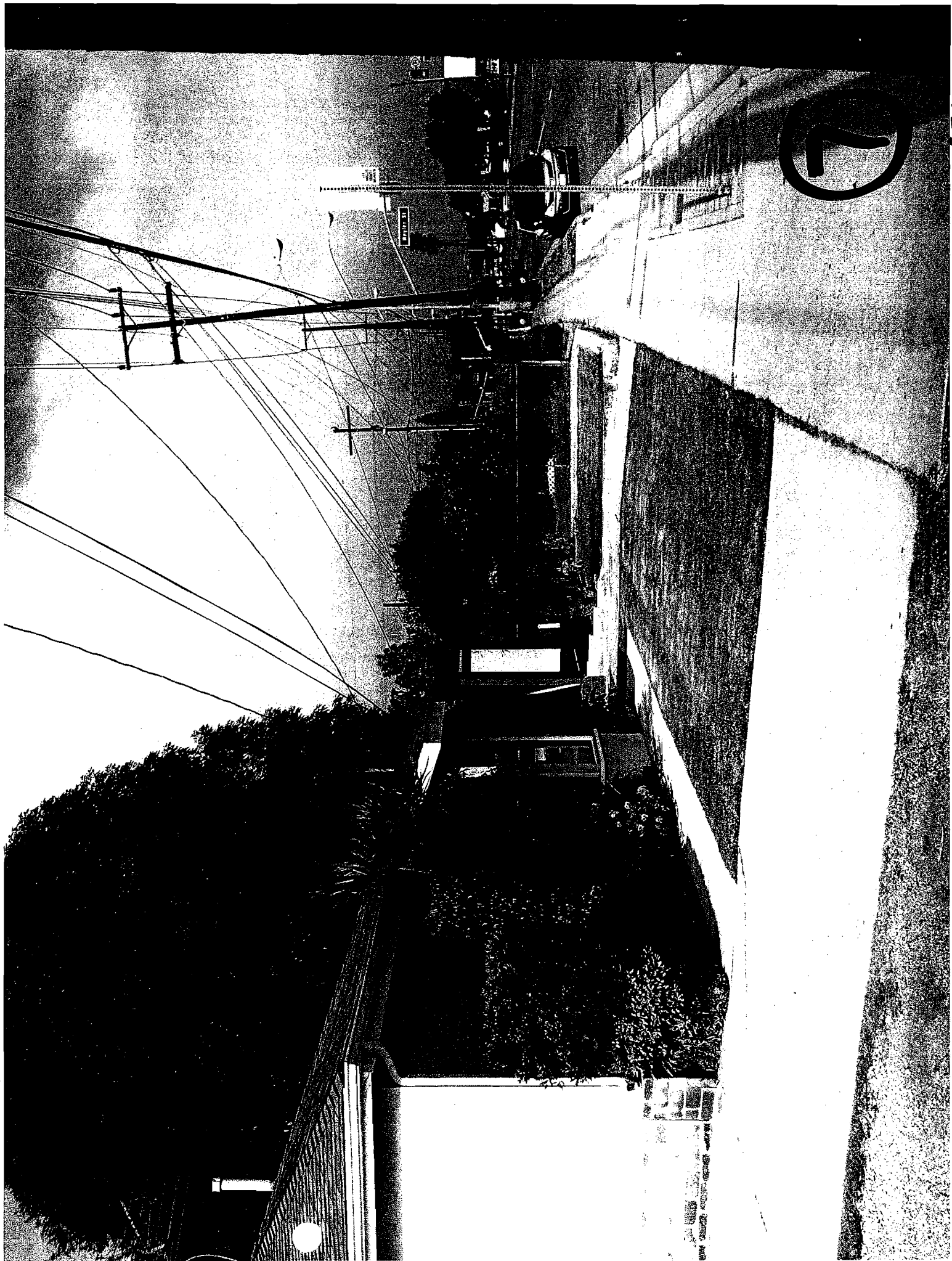
**FOR INFORMATION
CALL (213) 974-6433**















NOTICE OF HEARING

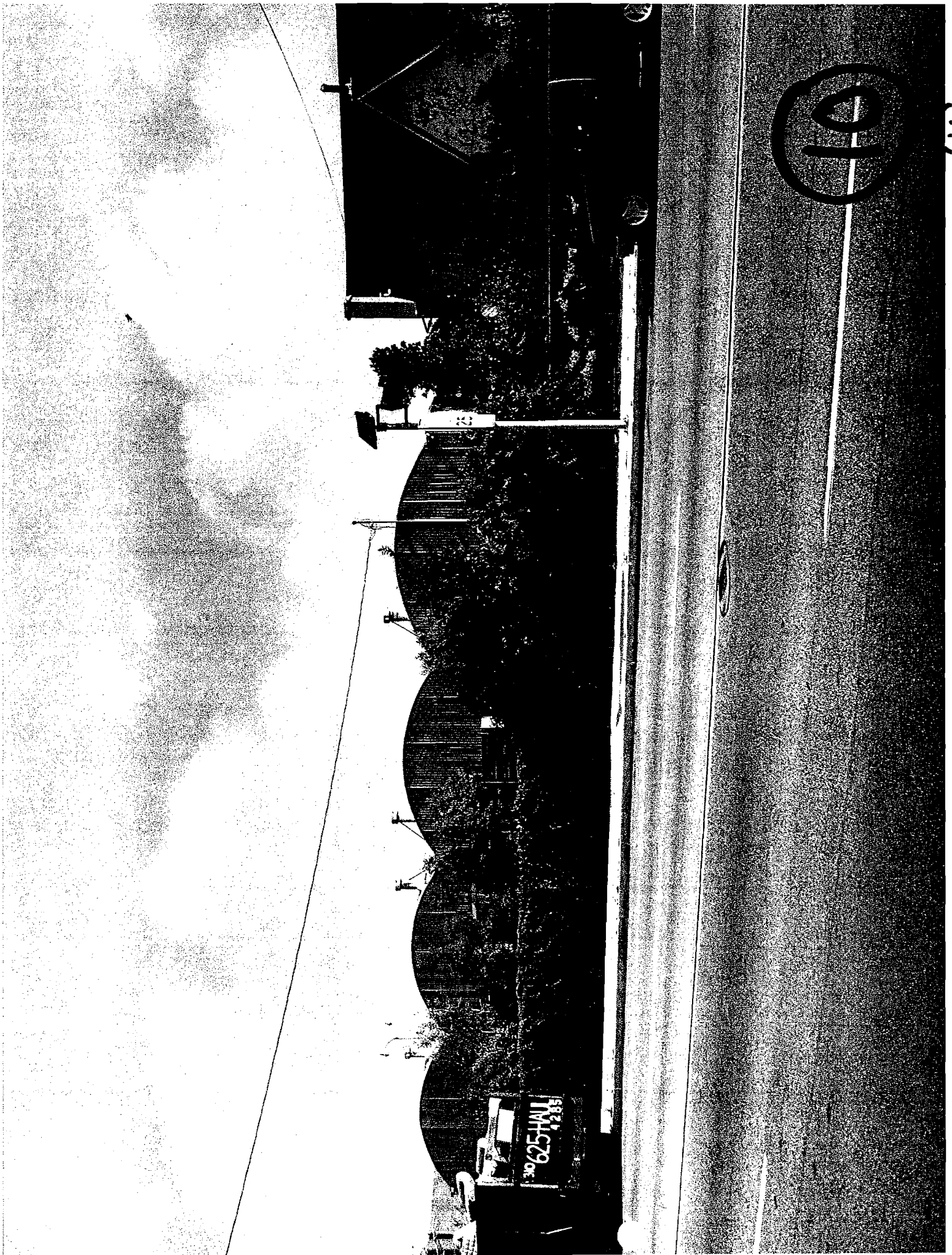
Case Number **TRO60027**

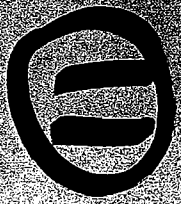
1 PM May 26, 2009

Room 3818
500 West Temple St.
L.A. 90012



**FOR INFORMATION
CALL (213) 974-6433**





**Cornerstone
Christian Center**

SINCE YOU CHOOSE -HOPE-
ANYTHING IS POSSIBLE



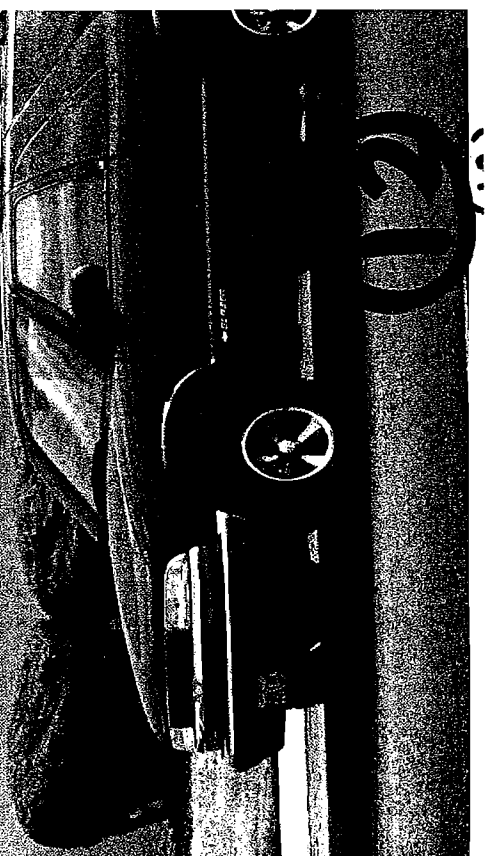
JESUS IS LORD

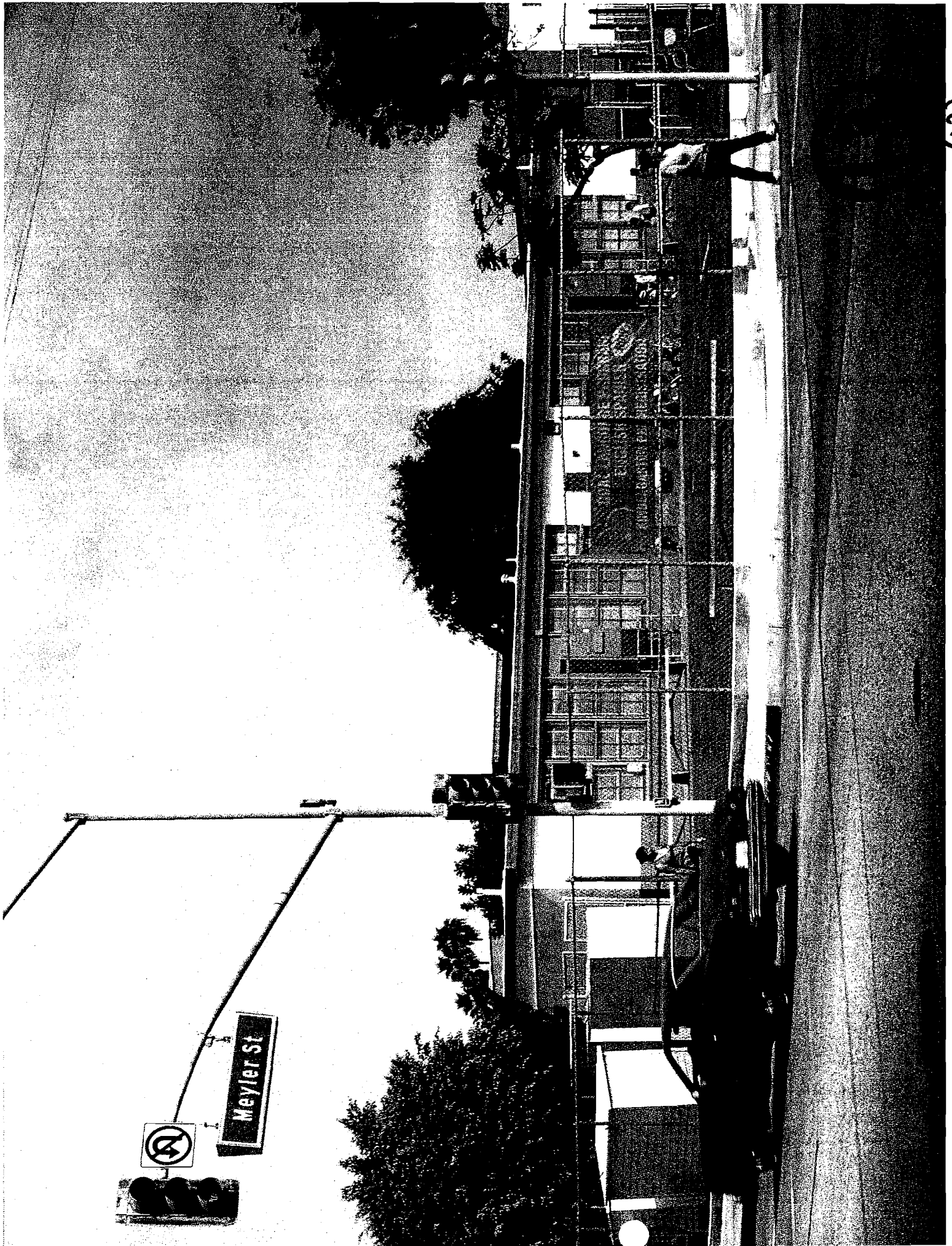
Vacation Bible School
July 27-31

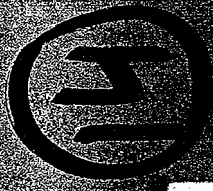
Sunday Schedule
9:00 AM - 10:00 AM
(310) 320-1777
Zion Lutheran Church & School

Zion Lutheran School
Now Enrolling
Grades Kindergarten-8th
For information call (310) 320-1777

ZION LUTHERAN CHURCH







Meyler Street
ELEMENTARY SCHOOL
5-8 FISHING M.S. HIGH RD
A STATE APPROPRIATION
5/11-22 C.S.T. - 81A R

STREET LIGHT

